

Heritage Statement

Land at Old Park Lane, Farnham

June 2023

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Client

Gleeson Strategic Land Limited

Our reference

GLES3004

June 2023

1. Introduction

Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Gleeson Strategic Land Limited ('the applicant') to provide relevant and proportionate information to the local planning authority regarding the likely built heritage impacts associated with the residential development of land south of Old Park Lane, Farnham ('the Site') (identified in red on **Figure 1.1**). This document should be read in conjunction with the Design & Access Statement and drawings prepared by Lytle Associates (particularly the Parameter Plan and Illustrative Masterplan), the Illustrative Landscape Masterplan and Landscape Strategy (prepared by Turley Landscape & Design), the LVIA (with visualisations) prepared by Turley Landscape & VIA and the covering letter prepared by Turley Planning.

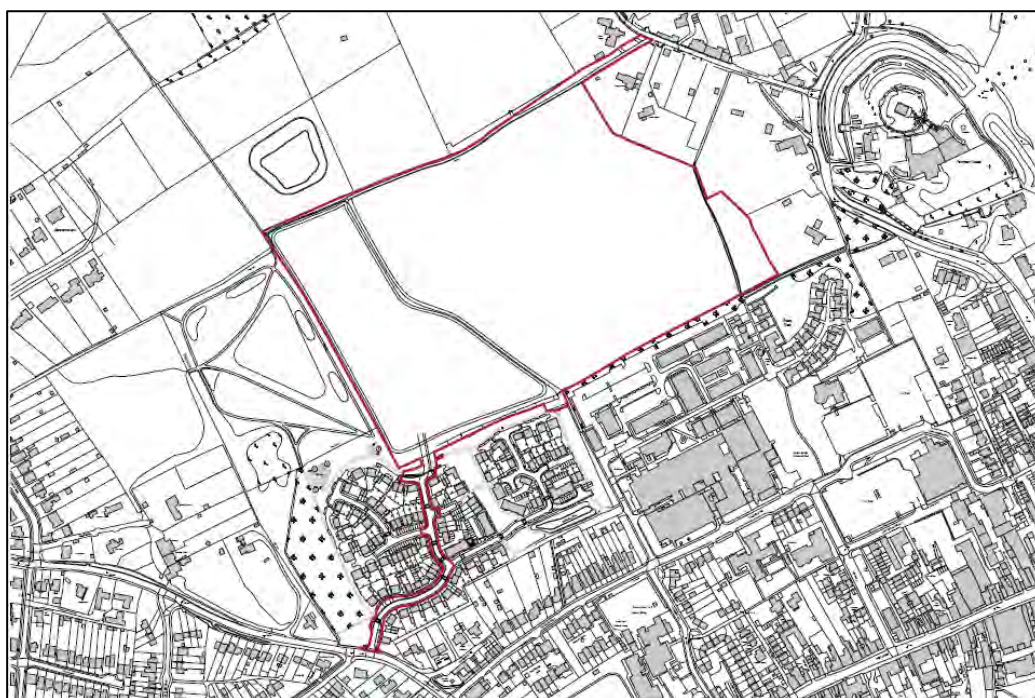


Figure 1.1: Site location plan with the Site outlined in red

Legislative and Policy Context

- 1.2 The requirement for this report derives first from the Planning (Listed Buildings and Conservation Areas) Act 1990 that places a duty upon the local planning authority in determining applications for development affecting listed buildings to have special regard to the desirability of preserving the building or its setting.¹ In addition, it also places a duty on the local planning authority in determining applications for development within conservation areas to pay special attention to the desirability of

¹ HMSO, Planning (Listed Buildings and Conservation Areas) Act 1990.

preserving or enhancing the character or appearance of that area. There is no statutory duty regarding the setting of conservation areas.

- 1.3 The National Planning Policy Framework (NPPF or ‘the Framework’) 2021 provides the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it sets out that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”²

- 1.4 Paragraph 195 then sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

Structure of this Report

- 1.5 In accordance with the relevant legislative and policy requirements (above), **Section 2** of this report identifies the relevant built heritage assets within the vicinity of the Site that may be affected by the proposed development.
- 1.6 **Section 3** provides a summary of the historic development of the Site and the surrounding area, to provide broad context for the subsequent assessments of significance.
- 1.7 **Section 4** contains proportionate statements of significance for each of the identified heritage assets that would be potentially affected by the proposed development, including an assessment of the Site’s contribution (if any) to significance as an element of setting, consistent with relevant best practice advice³.
- 1.8 **Section 5** describes the proposed development and assesses the associated likely impacts on the significance of the relevant built heritage assets. That impact assessment is undertaken in light of the significance of the identified built heritage assets, as well as the relevant heritage legislation and national and local policy context.
- 1.9 **Section 6** completes this report with a summary of its findings and overall conclusion.
- 1.10 The Heritage Asset Plan is included in **Appendix 1**. The List Entries for the identified listed buildings are included at **Appendix 2**. A map of the Farnham Conservation Area is

² National Planning Policy Framework (NPPF) 2021 – paragraph 194.

³ Historic England Advice Note 12. Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

included in **Appendix 3**. The relevant heritage legislative, policy and guidance context for the consideration of these proposals are set out at **Appendix 4**.

2. Built Heritage Assets

Introduction

- 2.1 The National Planning Policy Framework (NPPF) updated 2021 defines a heritage asset as:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)”.*⁴

Designated Heritage Assets

- 2.2 Designated heritage assets are those which possess a level of heritage interest that justifies designation under relevant legislation and are then subject to particular procedures in planning decisions which involve them. These include listed buildings and registered parks and gardens of historic interest.
- 2.3 There are a number of designated heritage assets located within the vicinity of the Site, which have the potential to be affected by the proposed development, through change within a part of their respective settings. These are identified at **Table 2.1**, and in the Heritage Assets Map (**Appendix 1**), whilst the full List Entries for the assets are included at **Appendix 2**.
- 2.4 Following pre-application feedback from Waverley Borough Council⁵ (see **Section 5** for more information), St Andrew’s Church (Grade I Listed Building) within the centre of Farnham (and located within the Farnham Conservation Area) has been scoped into the following assessment as a heritage asset in its own terms, rather than as part of the assessment of the Farnham Conservation Area.

Table 2.1: Relevant Heritage Assets

Asset Name	Designation	Date
Farnham Castle	Scheduled Monument	Scheduled 27 th June 1975, amended 9 th July 1991
Farnham Castle (comprising the buildings to the south only)	Grade I Listed Building	Listed 26 th April 1950
Outer Curtain Wall and Gatehouse at Farnham Castle	Grade I Listed Building	Listed 26 th April 1950
Stable Block at Farnham Castle	Grade II Listed Building	Listed 26 th April 1950

⁴ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

⁵ Pre-Application feedback from Waverley Borough Council (ref. no. PRE/2022/00193) received on 18th January 2023.

Asset Name	Designation	Date
The Grange	Grade I Listed Building	Listed 26 th April 1950
Garden Walls to Gardens East and North of The Grange	Grade II* Listed Building	Listed 29 th December 1972
Barn to the North West of the Grange	Grade II Listed Building	Listed 29 th December 1972
Boundary Walls to the Kitchen Garden, and Garden to the east and north east of The Grange and wall to the south east of Grange Corner	Grade II Listed Building	Listed 29 th December 1972
St Andrew's Church	Grade I Listed Building	Listed 29 th December 1972
Farnham Park	Grade II Registered Park and Garden	Registered 27 th March 2001
Farnham Conservation Area	Conservation Area	Designated in 1970, extended in 1979. Conservation Area Appraisal SPD adopted in 2005. Conservation Area Management Plan adopted in 2012.

Non-Designated Heritage Assets

- 2.5 The NPPF⁶ identifies that heritage assets include both designated heritage assets and assets identified by the local planning authority (including local listing).

Buildings of Local Merit

- 2.6 Waverley Borough Council maintains a list of Building of Local Merit defined as:

*'non-designated heritage assets that are considered to be of local merit, which do not meet Historic England's current national standards for statutory listing.'*⁷

- 2.7 All of the Buildings of Local Merit within the vicinity of the Site are within the boundary of the Farnham Conservation Area (**Figure 2.1**). As any impacts of the proposed development on their significance would be indirect, through changes in a part of their setting, they will be assessed as part of the assessment of the wider Farnham Conservation Area in which they are located.

⁶ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

⁷ <https://www.waverley.gov.uk/Services/Planning-and-building/Heritage-trees-and-design/Buildings-of-Local-Merit>



Figure 2.1: OS Plan showing the Farnham Conservation Area (blue outline) and location of Building of Local Merit (green).⁸ The Site is outlined in red.

Old Park

- 2.8 A large area to the north and west of the Site – named Old Park – has also been identified as an area of ‘high landscape value and sensitivity’ in the *Farnham Neighbourhood Plan 2013–2022* (Updated January 2020, p.15)⁹ (**Figure 2.2**). The Neighbourhood Plan also states that this area ‘has historic significance as the original Deer Park for the castle before the existing (new) Park’. Although this is not explicitly identified as a non-designated heritage asset, it will be considered as such in the context of this report, largely framed in the context of its role as part of the extensive setting of the Farnham Castle Group.

⁸ <https://www.waverley.gov.uk/Services/Planning-and-building/View-and-comment-on-planning-applications/Waverley-planning-maps>

⁹ <https://www.waverley.gov.uk/Services/Planning-and-building/Planning-strategies-and-policies/Neighbourhood-planning/Farnham-Neighbourhood-Plan>

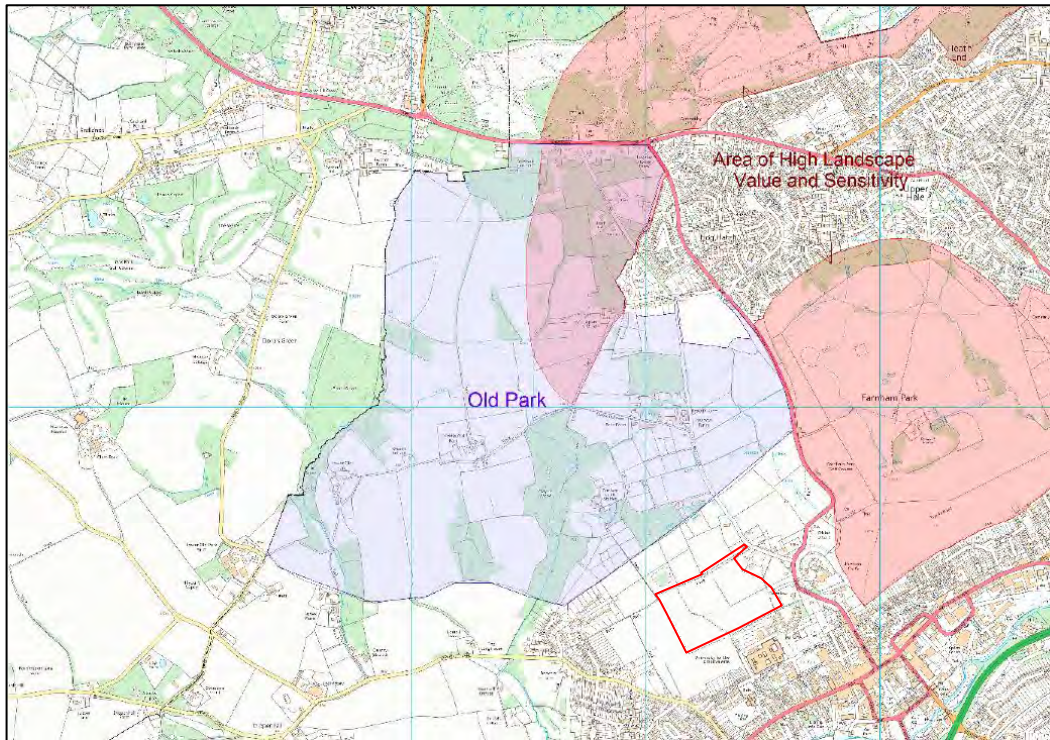


Figure 2.2: Area of Old Park as identified in the Farnham Neighbourhood Plan 2013–2022 (Updated January 2020, p. 41). The Site is outlined in red.

Summary

- 2.9 The heritage assets identified in this Section form three cohesive groups, as outlined in **Table 2.2**. These reflect overlapping designations (as at Farnham Castle), historically associated buildings/structures that have been listed individually (including The Grange) as well as historic relationships between assets (between Farnham Castle, The Grange, Farnham Park and Old Park). Notwithstanding, all the designated heritage assets share group value, considered in more detail in **Section 4**. The scope of built heritage assets requiring assessment has been confirmed with Historic England¹⁰ and the Council¹¹ through pre-application engagement.

¹⁰ Pre-Application advice from Historic England (ref. no. PA01191685) received on 3rd October 2022.

¹¹ Pre-Application feedback from Waverley Borough Council (ref. no. PRE/2022/00193) received on 18th January 2023.

Table 2.2: Heritage Assets: Assessment Groups

Group	Subgroup	Heritage Assets
Farnham Castle	Farnham Castle	Farnham Castle (Scheduled Monument)
		Farnham Castle (comprising the buildings to the south only) (Grade I Listed Building)
		Outer Curtain Wall and Gatehouse at Farnham Castle (Grade I Listed Building)
		Stable Block at Farnham Castle (Grade II Listed Building)
	The Grange	The Grange (Grade I Listed Building)
		Garden Walls to Gardens East and North of The Grange (Grade II* Listed Building)
		Barn to the North West of the Grange (Grade II Listed Building)
		Boundary Walls to the Kitchen Garden, and Garden to the east and north east of The Grange and wall to the south east of Grange Corner (Grade II Listed Building)
	–	Farnham Park (Grade II Registered Park and Garden)
	–	Old Park (Non-designated Heritage Asset)
Farnham Conservation Area	–	Farnham Conservation Area
St Andrew's Church	–	St Andrew's Church (Grade I Listed Building)

3. Site Context

Introduction

- 3.1 The Site is a roughly rectangular-shaped area comprising four large, irregularly shaped fields bisected by two public rights of way. One of these public rights of way, to the east of the Site, is St Swithun's Way¹², a route between Winchester and Farnham, which is the first part of a pilgrim's route as, at Farnham, it joins the North Downs Way National Trail to Canterbury.¹³ The Site slopes gentle to the north, however, there are several folds in the landscape that create a more complex topography across the Site. The Site is bounded to the north and west by fields, to the east by the rear gardens of domestic properties on Old Park Lane and Castle Hill, and to the south by the campus of the University for the Creative Arts and new residential development along Ribston Road and Keepsake Close.
- 3.2 This section provides a summary of the historic development of the Site and the surrounding area, to provide a broad historic context for the proportionate statements of significance, which are included in **Section 4**.

Historical Development: Farnham

- 3.3 Farnham is first referred to in a Charter dated 688AD, which documents the founding of a '*monasterium*' (a large church) on land gifted by Caedwalla, King of Wessex (c. 659–689). Recent work within St Andrew's Church (Grade I Listed Building) has revealed the presence of a very small single or double-celled church underlying the centre of the existing medieval building, suggesting that this was likely a successor to the initial, 7th century church, and the core of any early settlement at Farnham.
- 3.4 Farnham is a descriptive placename and likely meant '*the enclosure within the ferns*'. A later charter of 801–805AD confirms that Farnham was held by the bishops of Winchester.
- 3.5 Domesday Book has the town's revenue valued at £47 per annum, showing it to be among the wealthiest of the estates held by the bishops of Winchester. By the late-12th century, Bishop Henri de Blois (Bishop 1129–1171) laid out a formal plan for the town across roads now forming The Borough and Castle Street, with the town no longer being centred on St Andrew's Church but on the intersection of these streets (**Figure 3.1**).

¹² Throughout the mediaeval period Winchester was a centre of royal and ecclesiastical power. With the shrine to St Swithun and the tomb of Alfred the Great, Winchester was also the principal place of pilgrimage in England, however, after the death of Thomas a Beckett, his shrine at Canterbury became more important. Pilgrims from Europe and from the south coast would have wanted to visit both shrines, if possible. So the 112 miles between Winchester and Canterbury probably became the most important pilgrimage route in the country. St Swithun was born in Winchester c.800AD. After ordination, Swithun served in the royal household and became an important advisor to the king and seventeenth Bishop of Winchester. Swithun died in 862 and was buried in a simple grave outside the west door of the Saxon cathedral. Popularity made sure that Swithun became a saint, although there was no decree from Rome. The 15 July has become St Swithun's Day and pilgrims began to pay homage to the saint in increasing numbers even after his remains, were transferred from the Saxon to the Norman cathedral in 1093.

¹³ https://www.ldwa.org.uk/ldp/members/show_path.php?path_name=St+Swithun%27s+Way

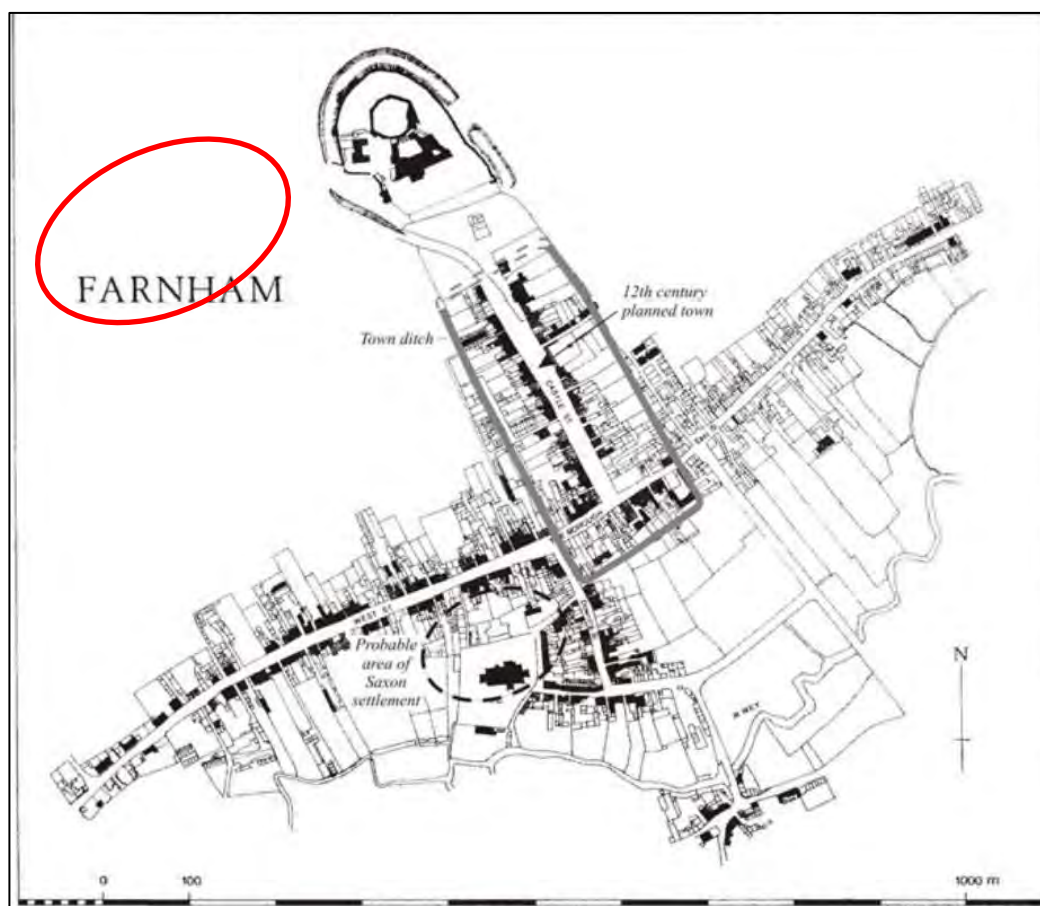


Figure 3.1: Diagram showing the late-12th century plan of Farnham.¹⁴ The approximate location of the Site is outlined in red.

- 3.6 Tax returns of 1336 reveal Farnham to be the fourth wealthiest settlement in the county. Wheat and wool were the principal drivers of the economy at this time. Brick, tile, and pottery manufacture from clay was also prevalent. The estimated population of Farnham at that time was c.1,400 before the Black Death, though little medieval fabric remains within the town.
- 3.7 Farnham's wealth was built up through the 16th century, largely because of the wheat and cloth trades. Remnants of extensive timber-framed residences that lined the town's main thoroughfares are few, though rear yards remain as key to the townscape's layout.
- 3.8 After the Civil War (1642–1651), streets needed repair, with many stones taken to repair the castle. Following the Restoration in 1660, Farnham's recovery was enhanced by its advantageous trading location. Coastal trade had become unstable during the Dutch Wars, meaning transport of goods was increasingly focused on roads. On the road to London, Farnham became a popular stopping point for horse drawn wagons and stagecoaches with numerous inns.

¹⁴

<https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Farnham%20Town%20Centre%20Conservation%20Area%20Appraisal%20SPD.pdf?ver=a4WA--lxvivyFETxSGnE53g%3d%3d>, p.17.

- 3.9 Hops replaced wheat as Farnham's main source of wealth by the mid-18th century. Affluent growers and businessmen built symmetrical brick Georgian townhouses in place of Tudor timber framed properties (**Figure 3.2 and 3.3**).

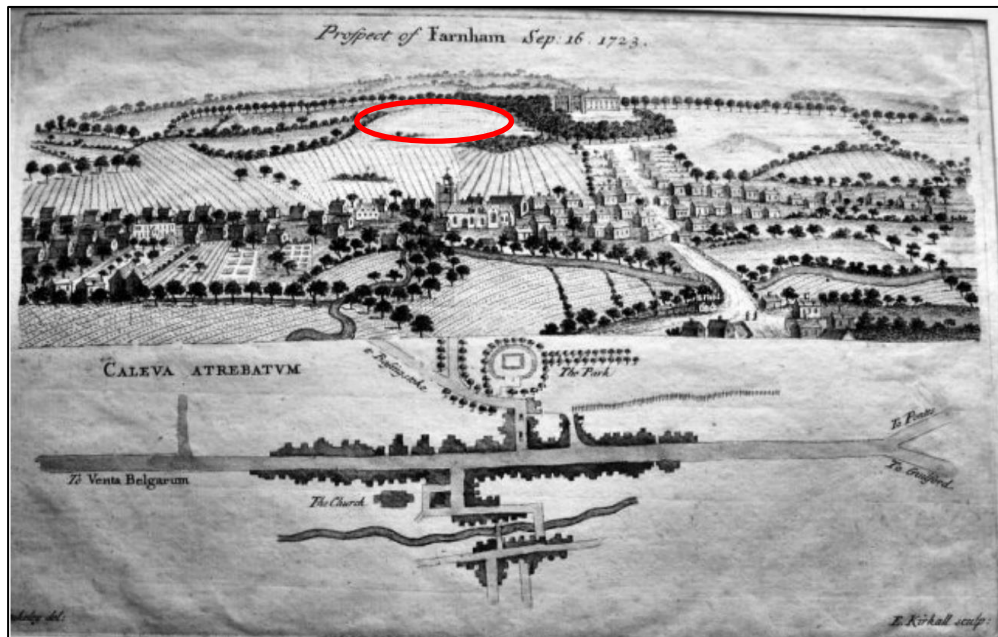


Figure 3.2: 1723 town plan and prospect of Farnham.¹⁵ The approximate location of the Site is circled in red.



Figure 3.3: c.1830 painting of Farnham, Museum of Farnham (approximate location of Site in red)¹⁶

¹⁵ <https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Farnham%20Town%20Centre%20Conservation%20Area%20Appraisal%20SPD.pdf?ver=a4WA--lxviyFetXSGnE53g%3d%3d>, p.23.

¹⁶ https://artuk.org/discover/artworks/view-of-farnham-surrey-12966/view_as/grid/search/keyword:farnham-castle/page/1

- 3.10 The introduction of the railway in 1849 increased transport efficiency and speed of goods and passengers in and out of Farnham, bringing in external building materials and allowing inhabitants to work elsewhere (**Figure 3.4**). The town expanded to the south of the station along Southern Way as its population grew through the 19th century.



Figure 3.4: 1886 depiction of Farnham from the railway station¹⁷

- 3.11 In 1854, an army camp was established in nearby Aldershot. Soldiers benefitted from the infrastructure of the larger adjacent town, frequenting its numerous public houses, shops, and entertainment venues, providing substantial custom. The Farnham Local Board was set up in 1886 and built a large town hall in the Gothic style at the crossroads between The Borough and Castle Street. The Council moved to new buildings on South Street in 1903 and the Victorian Town Hall was demolished in the 1930s. Hop growing had been in decline since the 1870s, yet the town centre with its many pubs and shops still functioned as a prosperous commercial hub.
- 3.12 Charles Borelli (1873–1950), an influential local businessman, had a major hand in the conservation of Farnham during the 20th century when Georgian architecture fell out of favour elsewhere. He had a close relationship with the architect Harold Falkner who was responsible for renovating many 18th century properties across the town. He also developed a Neo-Georgian style across new buildings, aiming to sensitively blend old and new. His main commission was the rebuilding of the town hall.

¹⁷

<https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Farnham%20Town%20Centre%20Conservation%20Area%20Appraisal%20SPD.pdf?ver=a4WA--lxviyFEtXSGnE53g%3d%3d>, p.24.

- 3.13 During the inter-war period, Farnham continued to expand, with new residential development extending west along Crondall Road (immediately south and west of the Site), east along East Street/Hale Road and south/south-east of the railway onto the southern slopes. These areas of new development continued to grow throughout the 20th century, with Farnham expanding to encompass several surrounding historic villages such as Wrecclesham, Rowledge and The Bourne to the south-west, as well as Badshot Lea, Hale, and Heath End to the north-east up to the boundary with Aldershot.

Historical Development: The Site

- 3.14 In the early-18th century, the agricultural land now making up the Site to the west of Farnham Castle was associated with The Grange, located adjacent to the north-west of the Site (**Figure 3.5**).



Figure 3.5: 1723 map and prospect of Farnham, E. Kirkhall (approximate location of the Site in red)¹⁸

- 3.15 The 1840 Tithe Map (**Figure 3.6**) shows the majority of land now making up the Site was owned and occupied by Samuel Andrews of Grange Farm (plots 1380–1387), whilst Farnham Castle to the east was within the ownership of Bishop of Winchester. Plot 1439 to the immediate west of the castle was owned and occupied by Sarah Williams. Land to the south of the Site was owned by William Pink Paine and occupied by John Manwaring Paine (Town Lands) & William Pink Paine. Land further to the north-west of the Site formed part of the Bishop of Winchester's estates, though was variously owned, and occupied to the south nearer main roads within the town. Hop gardens were increasingly

¹⁸

<https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Farnham%20Town%20Centre%20Conservation%20Area%20Appraisal%20SPD.pdf?ver=a4WA--lxviyFEtXSGnE53g%3d%3d>, p.23.

established in the fields around Farnham by the early-19th century, contributing greatly to the town's wealth.



Figure 3.6: 1840 Tithe Map, restored 1923, The Genealogist (approximate Site boundary in red)

- 3.16 In the late-19th century, the Site was formed of agricultural land north-west of Farnham and west of Farnham Castle (**Figure 3.7**). Agricultural plots as marked on the 1871 OS Map (**Figure 3.8**) have been altered since the date of the mid-19th century to create larger and productive fields, albeit some elements remain. A chalk pit was introduced on a path extending across the west of the Site. Development within the castle complex and around The Grange to the east had increased by this time.

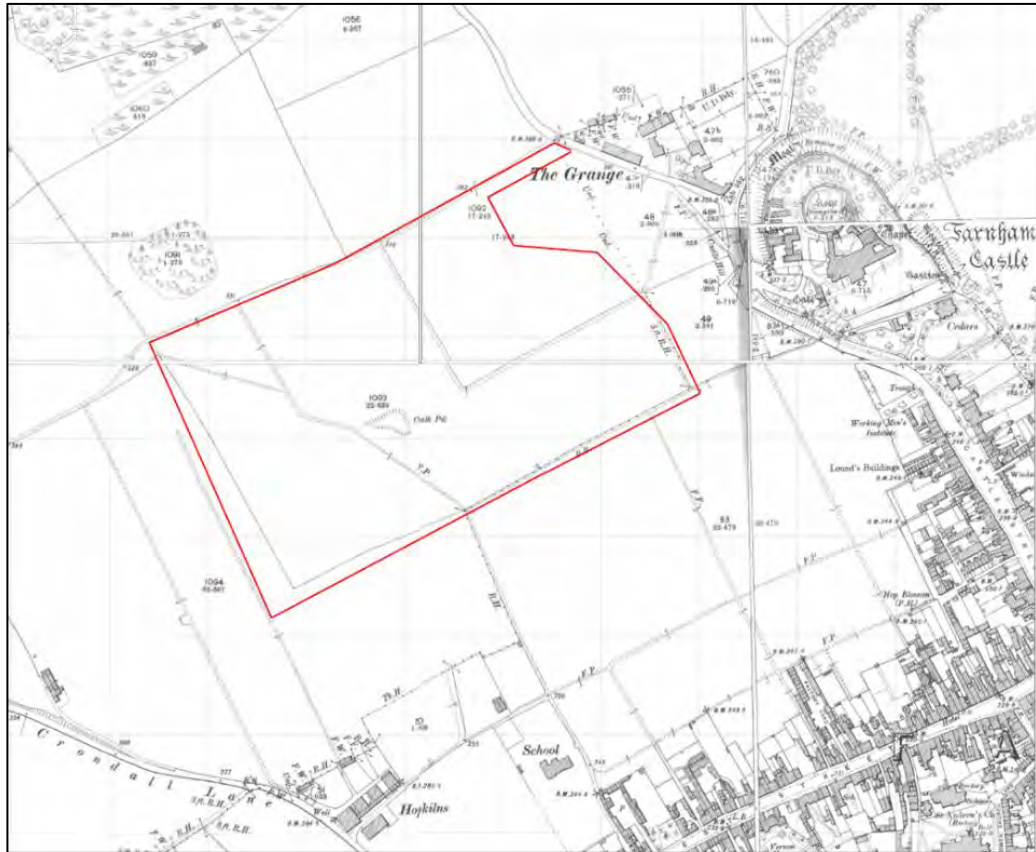


Figure 3.9: 1897 OS Map

- 3.18 Minor rearrangement of agricultural outbuildings can be seen within peripheral farms on the 1916 OS Map (**Figure 3.10**). The gradual expansion of Farnham into surrounding agricultural land to the north-west is shown. A new residential terrace was built to the south of the Site on Beavers Road, now established across a former bridleway.

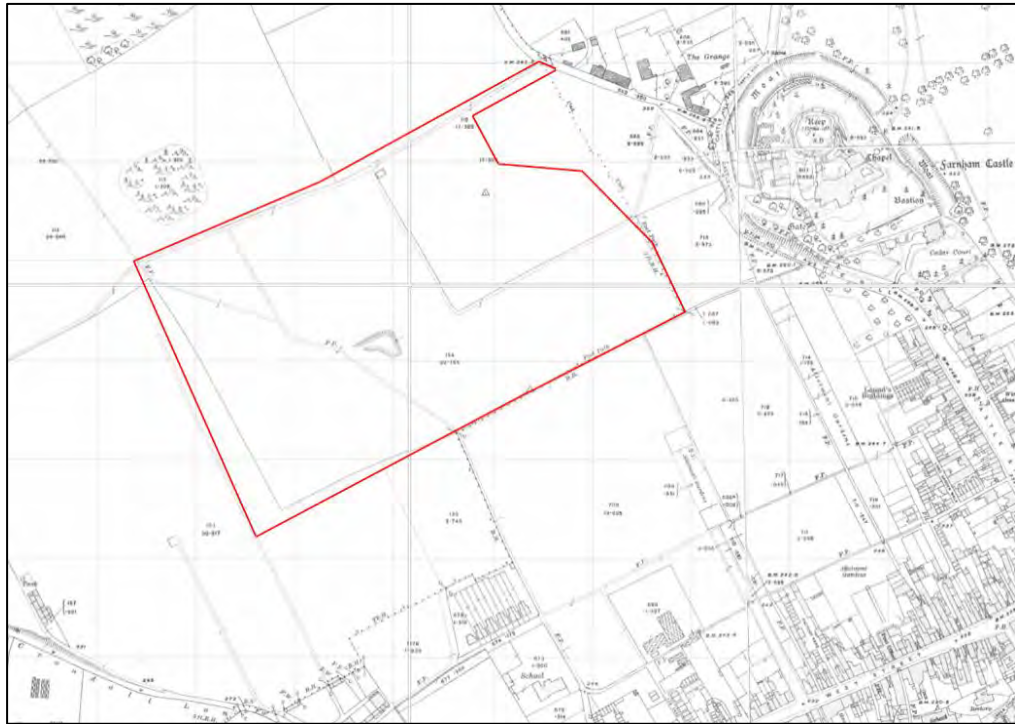


Figure 3.10: 1916 OS Map

- 3.19 A large cluster of suburban semidetached villas were built to the south-west of the Site beyond Crondall Lane in the mid-20th century (**Figure 3.12**). Further small expansion of residential Farnham and ancillary development is shown to the south-east, including allotment gardens. These are also visible in an aerial photograph of 1930 (**Figure 3.11**). Knole House, a large residence set in an enclosed garden, was built north of the bridle way just beyond the north-east Site boundary.



Figure 3.11: 1930 photograph of St Andrew's Church, The Borough and West Street with the western portion of the Site to the north (approximate boundary in red), Britain from Above



Figure 3.12: 1934 OS Map

- 3.20 A 1948 aerial photograph (**Figure 3.13**) depicts open expanse of agricultural fields making up northern portion of the Site west of Farnham Castle. There is a marked division at the boundary of these fields within the Site and the small-scale enclosed fields and gardens nearer to the castle and The Grange.



Figure 3.13: 1948 photograph of Farnham Castle with The Grange behind and agricultural land within the northern portion of the Site to the west (approximate boundary in red), Britain from Above

- 3.21 The 1959 OS Map (**Figure 3.14**) shows the introduction of a large depot and increased development surrounding the nursery attached to the allotment gardens to the south-west of the Site. Adjacent to the north-west, Cherry Trees and Castle Fields were also built by this time as private residences set within individuated garden plots. This further marks a division between the Site and residential development to the east surrounding Farnham Castle and the Grange.



Figure 3.14: 1959 OS Map

- 3.22 By 1979 (**Figure 3.15**), Falkner Road was fully established to the south of the Site with a large new school and church built on its north side. The 1993 OS Map (**Figure 3.16**) show further expansion of the school and erection of new rear buildings adjacent to the Site's southern boundary. Little change can be observed within and around the Site elsewhere.
- 3.23 On 11th September 2015, outline planning permission was granted (planning ref. no. WA/2014/1565) for *"the erection of up to 120 dwellings together with associated access parking public open space and landscaping, "* to the immediate south-west of the Site. This was followed on 18th July 2018 with planning permission for reserved matters (appearance, landscaping, layout, and scale).
- 3.24 On 14th May 2019, the University of Creative Arts was granted permission (planning ref. no. WA/2018/0830) for the
- "[e]rection of 5 buildings to provide student accommodation comprising 2 three storey and 3 four storey buildings together with internal access car parking lighting landscaping and associated works following the demolition of existing buildings."*
- 3.25 Both these developments have either been constructed or are at an advanced stage on site.

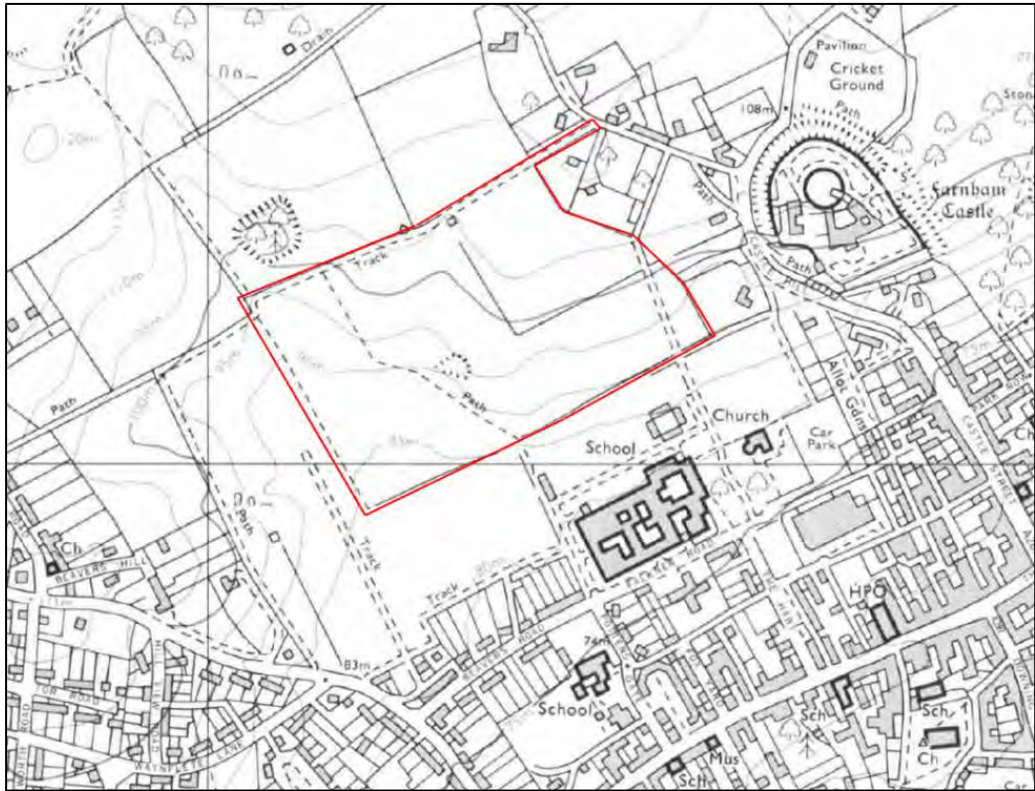


Figure 3.15: 1979 OS Map



Figure 3.16: 1993 OS Map

4. Heritage Significance and Setting

Introduction

- 4.1 The NPPF 2021 defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹⁹

- 4.2 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”²⁰

- 4.3 Historic England has published general guidance with regard to the preparation of statements of heritage significance, and how the proper analysis of the significance of heritage assets should be used to inform an assessment of impacts on that significance as a result of proposed change / applications.²¹

- 4.4 Historic England also provides guidance²² in respect of the setting and views of heritage assets, providing detail on understanding setting and views and the associated assessment of the impact of any changes. This presents a series of attributes of a setting which can be used to help assess its contribution to the significance of a heritage asset. These can comprise the asset’s physical surroundings; the experience of the asset; and the asset’s associative attributes.

- 4.5 Historic England has also provided further guidance in the past for their staff (and others) on their approach to making decisions and offering guidance about all aspects of England’s historic environment.²³ This provides advice on how to assess the contribution of elements of a heritage asset, or within its setting, to its significance in terms of its “heritage values”. These include evidential, historical, aesthetic, and communal. This supplements the established definitions of heritage significance and special interest set out in founding legislation and more recent national planning policy and guidance / advice.

Scheduled Monument

- 4.6 Scheduled monuments are a selection of nationally important archaeological sites.²⁴ However, scheduled monuments are not always ancient or visible above ground and there are over 200 categories of monuments on the schedule ranging from prehistoric standing stones to collieries. Scheduling is applied only to sites of national importance,

¹⁹ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

²⁰ National Planning Policy Framework (NPPF) 2021 – Annex 2: Glossary

²¹ Historic England: Advice Note 12: Statements of Heritage Significance 2019

²² Historic England, Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, 2017 (2nd Ed.)

²³ English Heritage (now Historic England) Conservation Principles: Policies and Guidance, 2008

²⁴ <https://historicengland.org.uk/listing/what-is-designation/scheduled-monuments/>

and even then, only if it is the best means of protection. Scheduled monuments are the oldest form of heritage protection in England, beginning in 1913, although its roots go as far back as the 1882 Ancient Monuments Protection Act. The current system of scheduling derives its authority from the Ancient Monuments and Archaeological Areas Act 1979.

Listed Buildings

- 4.7 Listed buildings are designated heritage assets that have special architectural or historic interest that are, for the time being, included in a list compiled or approved by the Secretary of State under Section 1 of the Planning (Listed Buildings & Conservation Areas) Act 1990; for the purposes of that Act. The principles of selection for listed buildings are published by the Department of Culture, Media and Sport and supported by Historic England's Listing Selection Guides for each building type.²⁵

Registered Parks and Gardens

- 4.8 Parks and gardens can be registered if they have special historic interest.²⁶ The principles of selection for registered parks and gardens are contained within four Selection Guides, which give the criteria for designation.²⁷

Conservation Areas

- 4.9 Conservation Areas are designated by virtue of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Guidance has been published in respect of conservation areas by Historic England, and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area.²⁸

Assessment

- 4.10 The following section provides proportionate statements of significance for each of the identified built heritage assets, the significance of which would be affected by the proposed development, including an assessment of the site's contribution (if any) to significance as an element of its setting. That assessment of heritage significance is undertaken based on published information, targeted historical research, and on-site visual survey. The assessment is proportionate to the importance of the identified heritage assets and sufficient to inform the decision-making process.

- 4.11 The list entry Farnham Castle (Grade I Listed Buildings) states:

*'[t]he group of the castle, together with the whole of the Park, The Grange (Map No 2) and Castle Street, is very exceptional and should be considered as a unit for purposes of preservation.'*²⁹

²⁵ DCMS. Principles of Selection for Designating Buildings, 2018

²⁶ National Heritage Act 1983, Section 10

²⁷ Historic England, Register of Parks and Gardens Selection Guides, 2018

²⁸ Historic England, Advice Note 1, Conservation Area Designation, Appraisal and Management. 2019 (2nd Ed.)

²⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1044677?section=official-list-entry>

- 4.12 Accordingly, in the following assessment of significance, the collective heritage assets making up the heritage asset group of Farnham Castle, as identified in **Table 2.2** in **Section 2**, will be assessed together.
- 4.13 The Farnham Conservation Area is assessed separately as it covers the historic centre of Farnham as well as the Castle complex. Notwithstanding, the castle is a fundamental part of the conservation area's character and appearance (heritage significance) and, therefore, there is substantial overlap between the heritage significance of the collective heritage assets of Farnham Castle, The Grange and Farnham Park and the Farnham Conservation Area.

Farnham Castle Group

Historical Overview

Farnham Castle (Scheduled Monument, Grade I and II Listed Buildings, Registered Park and Garden)

- 4.14 An important state official and sometime member of the royal family, the Bishop of Winchester was required to travel frequently to London as it rose in status to become the nation's capital city in the 11th century. Farnham Castle was founded as a conveniently located palace on this route where the bishop could spend the night.
- 4.15 The first record of building on the castle site is from 1138, when Bishop Henry of Blois (Bishop 1129–1171) constructed a motte-and-bailey castle. These types of castles consisted of a large conical mound of earth (the motte), surmounted by a palisade and a timber or stone tower, adjoined by an embanked enclosure containing additional buildings (the bailey).
- 4.16 Various accounts suggest that this original castle was demolished during the 12th and/or 13th century. The List Entry for Farnham Castle³⁰ states that the original castle was demolished by Henry II (1133–1189) in 1155, after 'the Anarchy' (1138–1153). A *Topographical Dictionary of England* (1848) states that Farnham Castle was seized by Prince Louis, the Dauphin of France, in an excursion against King John (1166–1216) in May 1216, and that a few years later, the castle became a retreat for malcontents and was demolished by Henry III (1207–1272) in the Second Barons' War (1264–1267).³¹ In any event, the castle was rebuilt in its current form in the late 12th and early 13th centuries: the earlier motte was totally enclosed by a shell keep some 50m in diameter with rooms in the four towers, the bailey (with its collection of domestic buildings arranged around a roughly triangular courtyard) was enlarged to its present limits, a huge 40m wide ditch was dug and a curtain wall with square mural towers and gatehouse were constructed.
- 4.17 Excavations within the keep in 1958–59 revealed that the first stone tower, perhaps as tall as 35m high and with a central well shaft, was built first and its base was then buried with chalk to form a 10m high mound around the tower.³² To the south of this original

³⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1012181?section=official-list-entry>

³¹ <https://www.british-history.ac.uk/topographical-dict/england/pp216-220>

³² <https://historicengland.org.uk/listing/the-list/list-entry/1012181?section=official-list-entry>

keep was a triangular arrangement of buildings, including kitchens, a chapel, and a hall, all enclosed with a ditch (**Figure 4.1**).

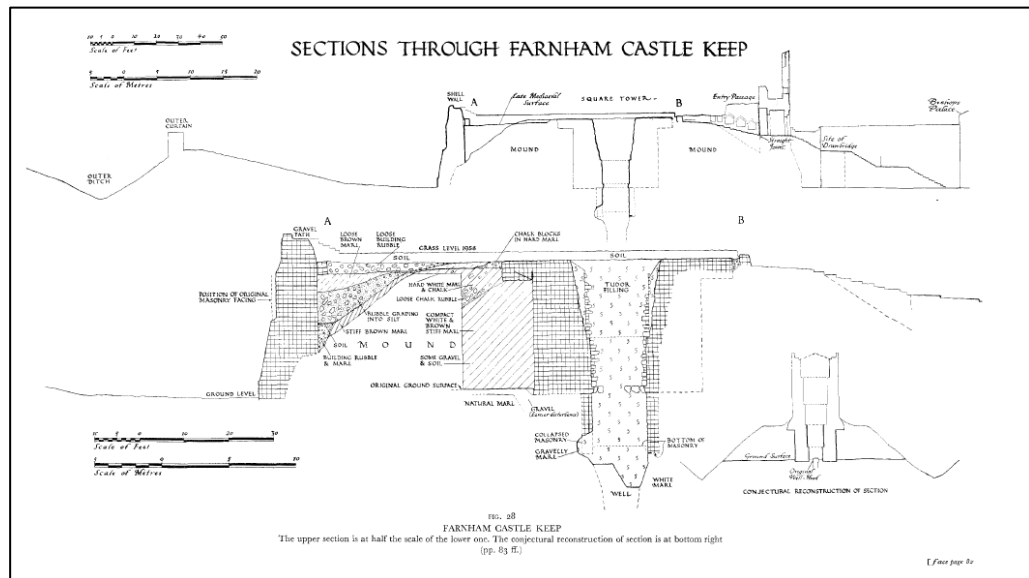


Figure 4.1: Section through Farnham Castle Keep showing the original motte and the later shell keep. A conjectural reconstruction of the original stone tower, with the motte built up around it is shown in the bottom right.³³

- 4.18 A key fortress, Farnham Castle was also the main administrative centre for the manor and its local land holdings. By 1470, Bishop William Waynflete (Bishop 1147–1486) had begun constructing an impressive brick entrance tower and Bishop Richard Foxe (Bishop 1501–1528) proceeded with a major programme of works in 1520s, including renovations to the south side of the castle buildings, tower, and placement of steps up from Castle Street within the town.



Figure 4.2: 1788 engraving of Farnham Castle, James Fittler³⁴

³³ https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-769-1/dissemination/pdf/vol04/4_081_094.pdf

³⁴ <http://www.rareoldprints.com/p/12259>

- 4.19 During the Civil War (1642–1651) Farnham Castle was initially garrisoned for the King, but eventually fell into the hands of Sir William Waller (c. 1597–1668), a general in the Parliamentary army, and was afterwards dismantled and largely destroyed, the principal remains being some portions of the walls and the keep.³⁵ The keep was largely abandoned after this and was finally used as a garden in the Victorian period.
- 4.20 The restoration of Charles II (1630–1685) after 1660 saw reinstatement of the castle and surrounding lands to the Bishops of Winchester who initiated repairs and helped bring wealth back to the town. The greatest part of the present house was erected by Bishop George Morley (Bishop 1662–1684). In the 18th century the mound's original stockade defence was rebuilt in stone and stable blocks were erected to the west of the castle.³⁶ Electricity was installed by Bishop Randall Davidson (Bishop 1895–1903) in 1895.³⁷
- 4.21 The Bishops of Winchester continued to occupy the castle until 1927, when Farnham was transferred to the See of Guildford and became the residence of the Bishops of Guildford for a time. In 1956, the Bishops took up residence in Guildford and the castle buildings remained unoccupied until 1962. It was around this time that the keep was taken into care by English Heritage who still maintains it.³⁸ The domestic buildings to the south of the keep (under the name of Farnham Castle) are now used as a private venue for weddings, meetings, and events.³⁹



Figure 4.3: 1928 photograph of Farnham Castle, Britain from Above⁴⁰

³⁵ <https://www.british-history.ac.uk/topographical-dict/england/pp216-220>

³⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1044677>;

<https://historicengland.org.uk/listing/the-list/list-entry/1378258>.

³⁷ <https://www.farnhamcastle.com/the-castle/history/>

³⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1001499?section=official-list-entry>

³⁹ <https://www.farnhamcastle.com/>

⁴⁰ <https://www.britainfromabove.org.uk/en/image/EPW022825>

The Grange (Grade II, II* and II Listed Buildings)

4.22 The Grange was built c.1710 on the site of the former Bishop's grange (**Figure 4.4**).⁴¹ The gateway and boundary walls are contemporaneous with the main house (**Figure 4.5**). A barn was built adjacent to the west in the 19th century evidencing the wider agricultural use of land attached to this property. In 1934, the house was occupied by Major General Sir Edward Perceval (1861–1955) and members of his family lived here between 1919 and 1968.⁴²



Figure 4.4: 1934 Country Life frontispiece with photographs of The Grange, its gateway and boundary walls

⁴¹ <https://historicengland.org.uk/listing/the-list/list-entry/1044678>

⁴² Country Life, 28th July 1934



Figure 4.5: 1938 aerial photograph of The Grange, its formal gardens, boundary walls and adjacent barn, Britain from Above⁴³

Farnham Park (Grade II Registered Park and Garden of Special Historic Interest)

- 4.23 The New or Little Park at Farnham was created as a deer park in 1376 by Bishop William of Wykeham (Bishop 1336–1404). This was separate and in addition to the Old or Great Park to the west. A wooden pale would have enclosed this land, also used for the bishop's horses and cattle, with areas set aside for arable crops and woodland for harvest of timber.⁴⁴ During the Civil War, the park served as a camp for Parliamentary forces where multiple attacks by Royalist forces were combatted. Raised earthworks show evidence of a cannon storage yard used by the Parliamentarians when they took over the Castle and a roadway for transport of heavy cannons.
- 4.24 Bishop George Morley (Bishop 1662–1684) commissioned extensive repairs and improvements to the park after the Civil War. The impressive Ranger's House was built at the centre of the park at this time, as well as a great avenue of trees spanning the length of the Park. The original elms planted have been replaced with lime and beech. Cedar trees surrounding the Ranger's House planted in the 1790s survive. Until the late 18th century the entrance to the park appears to have been from the castle.
- 4.25 Bishop Brownlow North (Bishop 1781–1820) pursued more intensive landscape designs in the late-18th and early-19th century, laying out a landscaped park by setting out pathways and levelling out the land whilst making improvements to the Keeper's Lodge.

⁴³ <https://www.britainfromabove.org.uk/en/image/EPW056809>

⁴⁴ https://www.waverley.gov.uk/Portals/0/Documents/services/parks-and-things-to-do/parks-playgrounds-and-countryside/Farnham_History_leaflet_2014.pdf?ver=ho7hZNVPU5taQD0FJY0Gbw%3d%3d

Bishop Sumner (Bishop 1827–1869), a scientific botanist with an interest in gardening, also made improvements in the early 19th century to the pleasure gardens immediately to the south and east of the castle, by converting the ramparts into ornamental walks with views over the gardens and surrounding countryside.

- 4.26 Farnham Park was sold to the town in 1930 with a large part subsequently becoming a golf course (**Figure 4.6**). During the Second World War, anti-glider posts and pillboxes were built within the park. The Ranger's House was used by the Home Guard and as an Air Raid Precautions Centre. Substantial areas of the park were ploughed for potatoes and wheat crops, contributing to the war effort.



Figure 4.6: 1953 aerial photograph of Farnham Park to the east of the castle, Britain from Above⁴⁵

Old Park (Non-Designated Heritage Asset)

- 4.27 The origin of the Old (sometimes called Great) Park cannot be dated precisely but it is likely to be contemporaneous with the initial building of Farnham Castle by Bishop Henry of Blois in 1138. The hunting of deer within the park provided for the Bishop's larder. King John, a great hunter, visited the castle no less than 18 times.⁴⁶ The park would also have provided a wide range of materials including timber, clay for pottery and tiles (from what is now Clay Pitt Wood) and osier beds (west of Old Park Lane) providing osiers for the basket making industry at Crondall. However, by 1690 only the new park is shown on maps, the Old Park having already been broken up into farm holdings.⁴⁷

⁴⁵ <https://britainfromabove.org.uk/en/image/EAW049365>

⁴⁶ Ibid.

⁴⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1001499?section=official-list-entry>

Heritage Significance

The Castle as a Monument Type in the National Context

- 4.28 Castles are major medieval monument types, which frequently acted as important administrative centres and formed the foci for developing settlement patterns. Definitions of castles can be contentious, and their traditional classification as 'military' structures is an unhelpful oversimplification. The broadest general definition is that almost all medieval castles were the residences of seigneurial families and their households, and that all castles incorporated physical features expressive of the idea of defence. That vagueness in definition is unavoidable, because particularly from the late 14th century onwards, there are many sites whose design, it is argued, would have been ineffective against serious assault, and whose possession of defensive features, was more plausibly for visual effect than practical use⁴⁸. In general terms, castles provide an emotive and evocative link to the past and can provide a valuable educational resource, both with respect to medieval warfare and defence and with respect to wider aspects of medieval society. All examples retaining significant remains of medieval date are considered to be nationally important.

Historic Interest

- 4.29 The group of heritage assets at Farnham Castle have exceptional historic interest derived from both from their illustration of medieval society and association with important historical figures and events nationally, regionally, and locally.
- 4.30 The 11th to 16th centuries were characterised by a deeply ingrained social hierarchy and both martial prowess and the visual expression of authority were important elements of feudalism. This martial component of high social rank was exemplified in no small part by the castle. Most castles during this period were owned either by the King or by the Anglo-Norman lords, although there were also a small number of shrieval castles forming the base of operations for royal sheriffs. Farnham Castle, along with its associated Grange and deer parks, is particularly interesting as it is one of a small number of castles built or controlled by bishops. A notable, contemporary example was the rebuilding of Devizes Castle in 1120, by Bishop Roger of Salisbury. The practice of bishops building castles, given the mostly non-martial character of ecclesiastical positions, shocked contemporary opinion and was challenged on occasion.⁴⁹ The survival of Farnham Castle, therefore, illustrates this more unusual, uncomfortable expression of ecclesiastical power through martial architecture.
- 4.31 At a national and regional level, the group of heritage assets at Farnham Castle are associated with many important historical figures and events, primarily by virtue of their ownership by the Bishop of Winchester. During the Middle Ages, the Bishop of Winchester was given precedence over all other diocesan bishops (the first in rank behind the Archbishops of Canterbury and York) and it was one of the wealthiest sees in England. As such, the castle and wider estate was often held by high-ranking nobles, members of the royal family or medieval magnates such as Bishop Henry of Blois (Bishop 1129–1171), a grandson of William the Conqueror, and Bishop William of Wykeham (Bishop 1336–1404). The Bishop of Winchester's long tenancy of Farnham Castle (over 800 years) enhances this historic interest. In addition, the alterations, and extensions to

⁴⁸ <https://umbraco.historicengland.org.uk/images-books/publications/dssg-pre1500-military/heag250-pre-1500-military-sites-ssg/>

⁴⁹ <https://www.british-history.ac.uk/topographical-dict/england/pp216-220>

the castle are legible in the surviving fabric (see sections on Archaeological Interest and Architectural Interest) and are often tied to the Castle's participation in nationally significant historic events such as 'the Anarchy' (1138–1153) and the English Civil War (1642–1651). Similarly, the alterations, additions, and extensions to both The Grange and the domestic buildings to the south of the castle as well as Farnham Park and Old Park, reflect changing tastes, interests, and styles both in society in general and of their owners in particular.

- 4.32 At a local level, the group of heritage assets of Farnham Castle, and the Bishops of Winchester more widely, played a fundamental role in the development of the town of Farnham and the prosperity of the surrounding area. This is considered in more detail in the section on the Farnham Conservation Area.

Archaeological Interest

Farnham Castle

- 4.33 Farnham Castle has high archaeological interest, as well as high potential for archaeological interest, as a medieval castle that has been altered and extended over the course of roughly 800 years.
- 4.34 The castle survives as both standing remains and buried features. The documentary sources and part excavation allow a further detailed picture of the development of the castle to be understood, providing evidence of the Site's development.
- 4.35 The original form of Farnham Castle is that of a motte-and-bailey, a type of medieval fortification introduced into Britain by the Normans in the 11th century. These castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as the centre of local or royal administration. They generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monument of the early conquest period surviving in the modern landscape. Over 600 motte-and-bailey and motte castles are recorded nationally, with examples known from most regions.⁵⁰
- 4.36 Shell keeps – in which residential buildings were ranged on the motte-top around and against a high, typically circular, curtain wall – were an adaptation and evolution of the earlier motte-and-bailey form and were largely confined to the 12th century and mostly concentrated in southern England and the Midlands.⁵¹ A 2016 gazetteer compiled by archaeologist Robert Higham counts 21 shell keeps in England and Wales, and identifies Farnham, and "encased motte", as a variation or sub-type of shell keeps.⁵²
- 4.37 Farnham has evidential value as an example of both a motte-and-bailey castle and shell keep. In terms of motte-and-bailey castles, Farnham Castle is a very late stage in the development of this type of castle, with the original stone tower built from ground level and then partially buried. In terms of shell keeps, Farnham Castle is also unusual in that the slightly later shell keep was built from ground level enclosing an existing motte rather than at the top, adding to the known diversity of this type of feature (**Figure 4.7**).

⁵⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1012181?section=official-list-entry>

⁵¹ <https://historicengland.org.uk/images-books/publications/dssg-pre1500-military/heag250-pre-1500-military-sites-ssg/>

⁵² <http://www.castlestudiesgroup.org.uk/Shell%20Keeps-Essay-low-resRev22a.pdf>

- 4.38 Although part of the keep area has been damaged by archaeological excavation, the resulting level of documentation, both archaeological and historic, is high. With such a large proportion of the castle unexcavated and undisturbed by later buildings, the keep at Farnham Castle also has high archaeological potential, especially in the light of evidence that a number of archaeological features lie buried within the bailey area providing evidence of the construction of the castle (and its phases); the development of buildings associated with the castle complex; the lives of those who occupied the complex; and important historic events.



Figure 4.7: The Shell Keep at Farnham Castle

The Grange

- 4.39 The existing building, c.1710, was built on the Site of the former's Bishop's Grange and was likely associated with the management of the surrounding estate and farmland. This group of designated heritage assets have archaeological interest related to the survival of any potential remains of these earlier buildings and the operation of that high-status estate.

Farnham Park and Old Park

- 4.40 As with The Grange, Farnham Park and Old Park are historic parts of the wider estate associated with Farnham Castle, initially laid out in the late medieval period but substantially remodelled or converted to agricultural land in later centuries. As such, these historic parks also have archaeological interest related to the survival of any potential remains and structural landscape elements associated with the earlier iterations of their layout and function.

Architectural/Aesthetic Interest

Farnham Castle (Keep)

- 4.41 The keep's architectural interest is closely related to its archaeological interest, with a particular focus on the standing remains: the shell keep of 23 sides, more or less on a circle and formerly with 4 towers, which remains in part with some later, 15th century brickwork over the entrance (**Figure 4.8**), as well as the outer walls and entrance gate, the latter altered later, also dating to the 12th century and remain much as shown on 18th century plans. The construction of the shell keep is unusual and adds to the group's architectural interest.
- 4.42 The architectural interest of these remaining elements is derived from their fabric, where it illustrates and provides evidence of construction techniques; changes in approach to the design of fortifications in response to changes in warfare and technology; and, as a statement of seigneurial and royal power that was meant to be seen and understood as such, which remains legible and understood notwithstanding the scheduled monument's partially ruined condition.
- 4.43 As an elevated, semi-ruined structure, Farnham Castle keep also has a picturesque quality as a 'romantic ruin'. The remaining upstanding elements of the keep and entrance provide an evocative and intriguing silhouette and composition experienced in the local landscape.



Figure 4.8: The remain of Farnham Castle Keep with later, 15th century brickwork over the entrance.

Farnham Castle (Domestic Buildings)

- 4.44 The collection of domestic buildings to the south of the keep in the historic bailey are of various dates and have been rebuilt or altered over a period of roughly 800 years (**Figure 4.9**). Their architecture is not dramatic but has a strong affinity with the gentle restraint of the small, brick, 18th century buildings in Farnham below it, particularly those in Castle Street (see section on the Farnham Conservation Area).
- 4.45 The south front consists of Foxe's Tower, a square brick structure of 3 storeys, completely covered by a diaper pattern of vitreous brick. This tower dates from 1470–

1475 but was formerly thought to date from the time of Bishop Richard Foxe (Bishop 1501–1528), hence the name. To the left of this tower is a low range including the historic kitchen (south side) and likely 12th century chapel (north side) (**Figure 4.10**). To the right of the tower is a long block of 2 storeys including The Great Hall as well as the principal stair, both of which, along with the Bishop's Chapel on the east side of the court (**Figure 4.11**), were reconstructed under Bishop George Morley (Bishop 1662–1684) in the mid-17th century. This long history of alteration, extension and adaptation is legible in the fabric of these buildings, with red brick infill repairs to earlier, coursed, rough stone buildings, and has high architectural interest. The stable block dates from the early 18th century and has a similar style and materiality to other buildings within the castle complex being faced in red brick and clunch. Together, their strong group value creates a palimpsest of buildings that illustrate the development of the castle complex and an attractive, iterative composition.



Figure 4.9: View from the shell keep looking down into the courtyard of historic domestic buildings. Foxe's Tower is to the centre of the image (with the flagpole).



Figure 4.10: Western side of the domestic courtyard, including the historic kitchen and 12th century chapel.



Figure 4.11: The Bishop's Chapel on the east side of the domestic courtyard.



Figure 4.12: Early 18th century stable block to the west of the domestic complex of buildings.

The Grange

- 4.46 This attractive 2-storey building, built c. 1710, is an excellent, relatively early, attractive, and well-preserved example of the elegant and restrained Palladian-style domestic architecture and, as such, is of high architectural value (**Figure 4.13**). This architectural style was derived from the designs of Venetian architect Andrea Palladio (1508–1580), who in turn was strongly inspired by the symmetry, perspective and values of the Ancient Greeks and Romans. Initially popular during the early 17th century (i.e., Queen’s House (1616–1635) and Banqueting House (1619–22)) the popularity of this style was extinguished by the English Civil War (1642–51) until the early 18th century when several publications, most notably *Vitruvius Britannicus* (1715) by Colen Campbell, popularised the style, which became favoured among the wealthy patrons of the day. The use of it for rebuilt Grange denotes the high status of its owners, the Bishops of Winchester, and it sits comfortably within the context of the other restrained buildings associated with Farnham Castle (see section on Group Value below). In addition, the formal and balanced composition highlights the transition from the seat of a functioning agricultural estate to a primarily high-status domestic residence.
- 4.47 The Grange also has exceptional aesthetic interest due to the quality of its interiors, in particular, the rare painted decoration of the staircase by James Thornhill (c. 1675–1734), a well-known painter and architect who was responsible for several large-scale murals in the early 18th century including the “Painted Hall” at the Old Royal Naval College in Greenwich (1707–1727), the dome of St Paul’s Cathedral (1714–17), Blenheim Palace (1716, Chatsworth House (1708) and Wimpole Hall (1724). This, in conjunction

with The Grange's connection to the other, highly designated heritage assets at Farnham Castle, is the primary reason for its high listing at Grade I.

- 4.48 The various boundary walls (Grade II* and Grade II), which surround the property and enclose a series of gardens (including a kitchen garden and an orchard), probably in their original form, amplify the aesthetic qualities of The Grange as an enclosed, high-status domestic property.



Figure 4.13: The Grange as seen from Old Park Lane



Figure 4.14: Barn at The Grange, as seen from Old Park Lane

- 4.49 The later 19th century barn, of clunch with red brick quoins and dressings, lacks the restrained detailing and design clarity of the main house, with the mix of materials echoing those seen at Farnham Castle (**Figure 4.14**). Although barns were likely present within the medieval grange complex, this structure is associated with the use of the farm in the 19th century when The Grange and areas of arable land to the south-west (including the Site) had been sold off and no longer formed part of the Bishop of Winchester's estates. The form, appearance and materiality of the building also illustrates the enduring legacy of vernacular building traditions and the change in status of the listed building following the severing of its historic links to the Bishopric of Winchester.

Group Value: Farnham Castle, The Grange and Farnham Park

- 4.50 Group value is the special interest that may arise from the contribution the building makes to the architectural or historic interest of any group of buildings of which it forms part.⁵³
- 4.51 Farnham Castle, The Grange and Farnham Park as well as, more widely, the historic core of Farnham (represented by conservation area), the Old Park and, historically, the Farnham hundred, were all under the jurisdiction of the Bishops of Winchester at varying points from the 14th century onwards. This shared historic interest makes a positive contribution to the overall heritage significance of each designated heritage asset, allowing the historic power and authority of the Bishops of Winchester to be appreciated. This strong group value was explicitly recognised in the list entry Farnham Castle.⁵⁴
- 4.52 The strength of that contribution varies and reflects both the length of the historic relationship between assets, as well as the nature and existing legibility of this connection today, both in terms of their shared history and, where relevant, shared architectural style and materials. For example, the Old Park, historically part of the castle's estate, was sold off by the end of the 17th century and today, given its prevailing agricultural character, interspersed with areas of woodland, its relationship with the castle is less legible than that of Farnham Park, which continued to be closely aligned with the use and ownership of the castle until the early 20th century. The similarity, in both architectural style and materials, between Farnham Castle, The Grange and the town enhances their shared aesthetic relationships, albeit The Grange also appears to have been sold off before the mid-19th century and no longer formed part of the castle's estate. Despite this, there is a strong visual link between The Grange and the castle, which exists today and illustrates the close physical and historic functional relationships between the two assets.
- 4.53 Accordingly, all the surviving heritage assets identified in this section contribute, in some way, to the combined architectural and historic interest of the Farnham Castle group of which they form part. The greatest contribution, in relative terms, is Farnham Park due to factors such as proximity, historical and functional connections, reciprocal visual and aesthetic relationships, followed by The Grange and the Farnham Conservation Area (see

⁵³ <https://historicengland.org.uk/advice/hpg/has/listed-buildings>

⁵⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1044677?section=official-list-entry>

section below) and, finally the Old Park makes a more modest contribution to group value.

Contribution of Setting to the Heritage Significance

- 4.54 Similar to the group value of the designated heritage assets set out in the previous section, setting also makes a strong contribution to their overall heritage significance. This contribution is made up of several, inter-related themes explored in more detail below.

Statement of Power

- 4.55 Most medieval castles were sited on elevated locations to exploit the advantage of natural topography and emphasise their strategic and defensive value, creating an impression of a dominant and imposing fortification. This also involved an element of architectural display, with castles often sited for dramatic and strategic effect; they were intended to be seen and experienced as part of a wider landscape of power and display alongside religious establishments, building for administration, and designed landscapes including deer parks. Farnham Castle conforms to this type: it was a building meant to be seen and its messages and symbols of ecclesiastical, seigneurial, and royal authority understood by those who saw it.
- 4.56 Today, the castle continues to be seen and experienced from a wide range of prospects and locations – most importantly in historic streets aligned to the castle, which illustrate the role of the castle and its patron in the re-planning of the town following the Norman Conquest and to/from Farnham Park, where the reciprocal high-status relationships between the castle and a landscape of privilege are best understood and reflect the changing functions of the castle.
- 4.57 The conscious display of power, wealth and status of Farnham Castle was enhanced by its siting on an elevated escarpment, above the town, which emphasised the dominance and power of the Bishops of Winchester in the local landscape. That experience of the castle sited on an area of high ground, especially from the lower-lying centre of Farnham, is an intrinsic element in understanding the particular significance of this group of designated heritage assets (see also analysis of Farnham Conservation Area). Notwithstanding the awareness of the later 20th century residential development on the far side of the River Wey, the historic centre of Farnham reinforces an appreciation of the original intent of Bishop Henry de Blois to use the castle as a statement of his power and prestige, set within a landscape controlled and related to the castle.
- 4.58 Today, as historically, wide-ranging views of the town are possible from viewpoints across the castle complex including from the pleasure gardens to the south and south-east of the castle, the upper floors of domestic south-facing buildings, as well as from the shell keep itself. These views offer a vista of historic core of Farnham (represented by the Farnham Conservation Area) from the south-east to the south-west, emphasising the intimate historic relationship between the town and the castle (**Figure 4.15**).
- 4.59 The contribution of the historic core of Farnham derives less from individual buildings (which are mostly not individually identifiable) but from the collective impression of an historic townscape, which has a strong affinity, both in terms of architectural style and materials, with the castle complex above. Notwithstanding, two elements of the Farnham Conservation are prominent in views: the tower of St Andrew's Church and

Castle Street. The list entry for Farnham Castle identifies the relationship between Farnham Castle and Castle Street in particular as making a strong contribution to its overall heritage significance (**Figure 4.16**). The orientation width of the street, directly in line with Foxe's Tower, makes it appear likely that the street was consciously laid out to allow direct views to/from the castle. The historic, kinetic experience of approaching the castle via this route, and seeing the castle dominating over the town, remains strongly legible and the associated historic statement of authority, bulk, strength, and prestige can be appreciated.

Defence and Fortification

4.60 The siting of the castle on an elevated position took advantage of the natural topography to emphasise its strategic and defensive value, making for an imposing fortification. The castle's siting meant that it had commanding views and prospects of the town and local landscape context, including the Winchester-London Road, which was the rationale for the original siting of the castle as a secure stop for the Bishop of Winchester on his journeys, and remained an important strategic consideration, as illustrated by the value placed on it during the Civil War. The experience of the castle in some longer views from the south across the river valley in which the historic town is sited, allows the strategic factors inform its siting to be understood. In these terms, the castle's imposing and dominating position is important in understanding part of the asset's significance as a medieval fortress, a place of security and defence as well as power.



Figure 4.15: View from the shell keep south across the domestic courtyard and Foxe's Tower with the historic core of Farnham in the background.



Figure 4.16: View north along Castle Street towards Farnham Castle, within the Farnham Conservation Area

The Castle Estate

- 4.61 Farnham Castle was at the centre of a large and important medieval estate, and Farnham (or New) Park, created in the 14th century, had an important social function as the object of patronage and gift; its keepership was a prized position with rights of grazing, cutting timber and quota of deer. More generally, medieval deer parks were an important statement on the authority of a major landholder – forming as they did a large area of land devoted to non-agricultural production.
- 4.62 The various phases of Farnham Park – from 14th century deer park to late 18th/early 19th-century landscaped park – as well as its medieval boundaries, survive relatively intact and are the primary reason why the park has been designated as a park and garden of special historic interest. The survival of these phases of development also allows the connections between the castle and park to continue to be appreciated. Until the 18th century the park was entered from the castle and the existing avenue (first recorded on John Rocque’s plan of 1768) survives and proceeds north-east from this access point. Similarly, the 19th century improvements to the pleasure gardens within the castle included the provision of ornamental walks around castle ramparts to take advantage of the views over the park (**Figure 4.17** and **4.18**). These designed views, which are still legible today, highlight the connection between the castle and the park and encourage and appreciation of their shared heritage significance.
- 4.63 In summary, the intactness, openness, and legibility of the original intention of Farnham Park as a deer park, overlaid by later genteel improvements, makes a strong positive contribution to the significance of Farnham Castle as an element of setting, as it forms a

legible reminder of the reciprocal relationships between the castle and its landscape, as part of the comfortable residence where the Bishops of Winchester could stay. In those terms, this element of setting contributes strongly and positively to the particular significance of the Farnham Castle group of heritage assets by providing evidence of the high-status estate associated with the castle, allowing a better understanding of its medieval status as the centre of a seigneurial and royal estate.



Figure 4.17: The remainder of the pleasure gardens laid out on the ramparts in the 19th century.



Figure 4.18: View from the shell keep across the castle ramparts (and 19th century pleasure gardens) towards the Avenue within Farnham park.

- 4.64 The Old (or Great) Park (**Figure 4.19** and **4.20**) was likely created contemporaneously to the original construction of Farnham Castle by Bishop Henry of Blois in 1138. By 1690, only Farnham (New) Park is shown on maps, with the Old Park having been broken up into farm holdings. Despite this change of use and the erosion of the original character of the park, several historic features do survive including the boundary, which is mostly traceable along modern roads, Clay Pitt Wood and other surviving, historic, wooded areas, and various historic footpaths and bridleways, including the current St Swithun's Way. Accordingly, despite the historic functional relationship of the Old Park with Farnham Castle being effectively severed in the late 17th century, and the subsequent change from parkland to agricultural fields, the survival of several historic features means that the Old Park retains a sense of its historic function and character and, by extension, its connection to Farnham Castle as a part of the extensive high-status, estate of an important magnate.
- 4.65 In those terms, this element of setting contributes positively to the particular significance of the Farnham Castle group of heritage assets by providing evidence of the historic extent of the high-status medieval estate.



Figure 4.19: View south-west across the Old Park from Folly Hill.



Figure 4.20: Looking south-east from within the Old Park, along the public footpath.

Contribution of Site as an Element of Setting

- 4.66 The Site is likely, like much of the surrounding area, to have been owned by the Bishops of Winchester in the medieval period, however, that historic connection is not legible today.
- 4.67 The Site was sold at some point before the mid-19th century, when it is shown as agricultural land associated with The Grange, which is listed as separate from the estate of Farnham Castle. The Site does not have the same long and uninterrupted reciprocal historical, aesthetic, visual and functional relationships that Farnham Park, for example, has with Farnham Castle. Moreover, historic field boundaries within the Site have been eroded and amalgamated, such that the character of the existing agricultural land derives from late 20th century intensification and is experienced in the context of the 20th century expansion of the town (**Figure 4.21**).



Figure 4.21: View looking south-east across the Site from the public footpath forming the northern boundary, towards the recent residential development.

- 4.68 As existing, the Site is not generally experienced in conjunction with either Farnham Castle, Farnham Park (or Old Park) or The Grange due to the nature of interposing built form, topography, and landscape. For example, Castle Hill, to the immediate west of Farnham Castle, is a very enclosed and confined route, and the large number of trees restricts sightlines from within the castle to the south-west. In addition, large, detached houses have also been built on the western side of Castle Hill from the mid-20th century, introducing low-density residential development between the castle and the Site.
- 4.69 Similarly, whereas historically the Site would have been experienced as part of the agricultural landholdings associated with The Grange the visual relationships have been eroded by the construction of buildings to the south and west of Old Park Lane. This intervening built form, in addition to the way in which the topography slopes southwards from the public footpath along the northern edge of the Site, means that it is no longer experienced as being connected to either The Grange or Farnham Castle.
- 4.70 In those terms, the Site does not contribute strongly to the significance of either The Grange or Farnham Castle as an element of setting, except insofar as it maintains a semblance of an agricultural context and a visual/spatial buffer to the settlement edge of Farnham. That contribution is primarily experienced in visual terms from the prospects from the castle keep where a 'gap' in the tree line on the western side of Castle Hill allows for some prospects of the northern and north-eastern parts of the Site, which form part of the appreciation of an 'arc' of undeveloped rural context from north-west to east that allows for an appreciation of the layered significance of the castle group and

the interrelationships/group value of the heritage assets. Notwithstanding, not all parts of the Site contribute to this effect as, as stated above, they are separated by interposing built form and landscape elements.

- 4.71 There are no important views from the castle within most parts of the Site due to topography, landscape features and interposing built form (**Figure 4.22**). In addition, the Site does not form an important part of Farnham Castle's setting in the same way that other aspects do, such as Farnham Park, Old Park, the contemporaneous planned layout of Farnham town and the approach to the castle along Castle Hill/Castle Lane/Folly Hill or via Old Park Lane which, notwithstanding the later 20th century development, retains some sense of an historic route linking the castle to Old Park. Finally, the Site is not an important part of the experience of Farnham Castle and Old Park due to the lack of intervisibility, intervening open land and built form.



Figure 4.22: View looking north-west towards The Grange from the southern end of the public footpath which runs north-south across the middle of the Site.

Farnham Conservation Area

Heritage Significance: Character and Appearance

- 4.72 The overall layout, character and appearance of the Farnham Conservation Area is determined by the town's historical development and its structure reflects the twin foci of the town: the Saxon core focused on St Andrew's Church and the Norman re-planning which shifted the focus towards Farnham Castle and the planned town. St Andrew's Church and Farnham Castle illustrate these two phases of the town's history and are important landmarks within the conservation area and are highly visible from many

locations. They continue to allow the town's historical development to be appreciated today.

- 4.73 The conservation area's planned streets mostly present continuous urban frontages to the streets, that appear to indicate a high density of development (**Figure 4.23**). Many properties have large gardens enclosed by high brick walls and ironstone. Extending away from the main public streets along narrow plots, these areas have created networks of rear passages and yards which provide glimpsed views back to the main streets (**Figure 4.24**).



Figure 4.23: View looking east along West Street within the Farnham Conservation Area.



Figure 4.24: View north from West Street looking up Malthouse Yard

- 4.74 Despite the dense experience of much of the conservation area there are also green, public open spaces including St Andrew's Churchyard, Bishops Meadow Victoria Gardens, and the Library garden. These make an important contribution to the conservation area by alleviating the dense built form as well as providing views towards St Andrew's Church and/or Farnham Castle. This is also true for some of the public car parks, for example Wagon Yard looking towards St Andrew's church tower, although the hard landscaping forms a less attractive setting to views in those cases. In addition, the River Wey, which meanders along the southern border of the conservation area, is today a tranquil landscape feature that both helps to illustrate the attraction of the area for the initial Saxon settlement (situated next to it) as well as the later prosperity of the hops industry, exemplified by Farnham Maltings (Grade II Listed Building) (**Figure 4.25**). Finally, the topography of the river valley, with the historic core of Farnham growing northwards from its northern bank, is part of the conservation area's character and appearance.



Figure 4.25: River Wey with the Grade II listed Farnham Maltings (right)

- 4.75 The character and appearance of the buildings within the Farnham Conservation Area is primarily Georgian⁵⁵, described by Pevsner as "*[a] fine town, generally ranked as one of the best Georgian towns in England.*"⁵⁶ It displays a stylistic unity of simple and disciplined elegance following a classical aesthetic, albeit constructed by different builders following a range of historic pattern books. Castle Street is the best place from which to experience this. It includes Georgian and later Italianate buildings, constructed over a long period, that exhibit an attractive consistency of style but with sufficient diversity in height, facing materials and roof profiles to provide interest and sympathetic

⁵⁵ Sometimes containing earlier buildings that were re-fronted.

⁵⁶ Ian Nairn, Nikolaus Pevsner and Bridget Cherry, (2002) *The Buildings of England: Surrey* (2nd edition). Yale University Press.

contrast. This generously wide street is also enclosed by vistas of two imposing buildings: Farnham Castle to the North and the NatWest Bank to the south.

- 4.76 Elsewhere in the conservation area, development has progressed in a more ad hoc manner with different styles and materials alongside the predominantly Georgian buildings. Examples of Victorian, Arts and Crafts, half-timbered mock Tudor, modernism, revised classicism, and neo-Georgian buildings, of varying quality, are also present within the wider conservation area and contribute to its overall character and appearance by demonstrating the town's historical development.
- 4.77 Land use also has an important influence on the character of the conservation area, from the busy commercial centre in the historic core to the significance residential accommodation within some areas, especially in Castle Street. The mix of residential, offices, shops and restaurants, public car parks, public buildings and open space contribute to a vibrant and diverse use character that remains the focus of the surrounding settlement.

Contribution of Setting to Heritage Significance

- 4.78 The Farnham Conservation Area Appraisal (2005) identifies that some elements of the wider setting make a positive contribution to its overall significance, stating:

'Farnham, built in a river basin, is surrounded by green spaces which give a coherent setting to the town. To the south is the River Wey with its associated water meadows whilst to the north is Farnham park. In spite of outer suburban development, there is still the impression from higher viewpoints that Farnham is surrounded by open country with its identity clearly marked from a distance by two dominating buildings, St Andrew's Church and The Castle.

*St Andrew's Church plays an important role in the character of Farnham. It serves as a central point of orientation, visible from numerous locations, including the entry point from the west and here establishing at a glance the expectation of a small-scale market town of some antiquity.'*⁵⁷

- 4.79 As set out in the Appraisal, topography is largely responsible for the positive contribution that setting makes to the conservation area's overall heritage significance. Farnham's relatively low-lying position in a river valley, surrounded by rising, undeveloped green slopes, offers the possibility of longer-range views into and across the historic town, allowing it to be appreciated in its historic context, albeit with later, modern development.
- 4.80 The two historic landmarks responsible for the development of Farnham: St Andrew's Church, the site of the initial settlement, whose tower is very visible in views across the town, and Farnham Castle are important elements in understanding the significance of the conservation area. Whilst Farnham Conservation Area Appraisal (2005) does not explicitly identify a selection of key views, it does set out that views of these two landmarks, particularly from car park within the conservation area, are important. Whilst these areas do provide open views towards these assets, rather than the more glimpsed

⁵⁷ <https://www.waverley.gov.uk/Portals/0/Documents/services/planning-and-building/heritage-and-trees/Heritage/Farnham%20Town%20Centre%20Conservation%20Area%20Appraisal%20SPD.pdf?ver=a4WA--lxvivyFtXSGnE53g%3d%3d>, p.34.

views from aligned streets, their hard landscaping and modern character means they are generally not part of the historic townscape context in which it is possible to best understand the role of these buildings in the historic development of Farnham or their landmark qualities. More legible views can be appreciated from the castle towards the church (and vice versa) as well as from Bishops Meadow and along Castle Street towards the castle (**Figure 4.26**). These views illustrate the dominance of these heritage assets, particularly the castle, which was consciously located on an elevated site above the town for both strategic and dramatic settings (see Section on the contribution of setting to the overall heritage significance of the Farnham Castle group).

- 4.81 The large areas of 20th century development to the north-east, east, south, south-west, and west do not contribute as elements of setting to the conservation area's character and appearance as they are unrelated to the historic pattern of development and the otherwise cohesive visual character of the historic core.



Figure 4.26: View looking north along Castle Street towards Farnham Castle

Contribution of Site as an Element of Setting

- 4.82 The Site is located to the immediate north-west of the conservation area and consists of several interrelated fields. This is characteristic of the wider, rural setting and there are several points within the Site, where there are views over and across the roofscape of the town, with the tower of St Andrew's Church visible (see section on St Andrew's Church below). The Site is separated from the conservation area boundary by 20th century (and later) residential development and the University of the Creative Arts Campus. Its closest boundary to the conservation area is to the east, but it is not generally appreciated from anywhere within the conservation area.

- 4.83 The Site does not form part of an important rural approach to the conservation area, given the awareness of the 20th/21st century expansion of Farnham experienced in close proximity, and is secondary to, for example, Old Park Lane, which was an important historic route that formed part of the Farnham Castle Estate. In this context, it is primarily the rising green slopes of the Site, visible from within parts of the conservation area and from the southern slopes of the river valley that give the best sense of the Site being part of the conservation area's rural context. That contribution does not apply uniformly across the Site. Some southern and western parts of the Site relate more to the recent expansion of Farnham – (i.e., UCA Campus and recent residential development to the south-west), which are outside the conservation area boundary and have an edge of settlement character at this interface, which does not contribute to sense of undeveloped rising green slopes that characterise more northerly parts of the Site (**Figure 4.27**).



Figure 4.27: View looking south from Public Footpath 94 (running along the northern edge of the Site), towards the centre of Farnham. The tower of St Andrew's Church is clearly visible (left centre) and the recent Taylor Wimpey development (right)

- 4.84 Three public footpaths run across the Site (nos. 7, 92 and 94), one of which is a section of St Swithun's Way, a walking route (opened in 2002), which roughly follows the path of part of the historic pilgrimage route between Winchester and Canterbury (which today broadly follows the A31) (Footpath 92).⁵⁸ Today these footpaths interface with the town through later elements of development/expansion. The view of St Andrew's Church from the section of St Swithun's Way on the eastern part of the Site makes a

⁵⁸ https://www.ldwa.org.uk/ldp/members/show_path.php?path_name=St+Swithun%27s+Way

positive contribution to the conservation area as an element of setting as, notwithstanding the interposing modern townscape context, the church is legible as the most prominent built feature within the centre of Farnham and as an ecclesiastical waypoint on the historic pilgrimage route.

- 4.85 The Farnham Castle complex makes a fundamental contribution to the character and appearance of the conservation area. As identified earlier in this Section, the Site does not contribute strongly to the significance of this group of assets, except insofar as it maintains a semblance of an agricultural context and visual/spatial buffer between the castle and the settlement edge of Farnham, most notably in views from the keep across northern parts of the Site.
- 4.86 In summary, the Site's contribution to the conservation area's overall character and appearance is not consistent and varies across the Site. The rising green slopes of the more northerly parts of the Site, visible from within the conservation area and the southern slopes of the river valley, give the best sense of the Site as being part of the conservation area's rural context. The southern and western parts have a more settlement edge character and relate more to the recent expansion of Farnham, which is not a positively contributing element of setting. The view of St Andrew's Church from St Swithun's Way, notwithstanding the interposing modern townscape context, is also a positively contributing element of the conservation area's setting.

St Andrew's Church (Grade I Listed Building)

Historical Overview

- 4.87 Much has been written about St Andrew's Church, which has a long and complex history, with the list entry providing a useful overview:

"St Andrew's dates from the C12, replacing a Saxon church on the same site. Evidence of this earlier church was found during excavation works in the present building in the early C21. Earlier, mid C20, excavations, confirmed the C12 church to have had a crossing and north and south transepts – an arrangement which still remains. The chancel was originally vaulted (the west vaulting shafts remaining) however this ceiling had been replaced by the end of the C14. It is suggested that the chapels to north and south of the chancel were added only shortly after the church's construction, towards the end of the C12. The C14 saw an extension to the chancel (and removal of the vaulting), forming what is now the sanctuary, also known as St James' Chapel; and the addition of the south aisle. The church's nave was rebuilt in the C15, and the north aisle was added. The west tower was added in the C16, and brought up to its current height in the C19. The church underwent several phases of alteration and restoration in the mid C19, including the raising of the chancel arch, the extension of the transepts, and heavy restoration of the windows. There was a second big programme of works in the mid C20 under David Nye, and again in the late C20/early C21, when as well as repair and conservation work, the church was reordered; improved disabled access was provided; free-standing pavilions were installed in the west end to create a kitchen and community facilities; and a new stone floor was laid in the nave, replacing the Victorian timber one."

Heritage Significance: Historic and Architectural Interest

- 4.88 St Andrew's Church is statutorily listed at Grade I, meaning it is of exceptional interest in the national context.
- 4.89 St Andrew's Church has exceptional historic interest by virtue of its age – as a medieval parish church with evidence of earlier construction – and for the important role it played in the early development of Farnham, illustrating the transition from the Saxon core centred on St Andrew's Church to the Norman re-replanning of the town, which shifted the focus towards Farnham Castle and the planned town. The church illustrates the pivotal role religion played in medieval society and for the surrounding settlement, a role that continues today. That continuity in function provides the church with communal value as part of its historic value.
- 4.90 St Andrew's Church also has exceptional architectural interest, derived primarily from the fact that it retains a substantial quantity of 12th to 16th century fabric (including a handsome west tower), which demonstrates its long history of alteration as well as the changing use and fortunes of the church and ecclesiastical practice (**Figure 4.28**). The landmark quality of the tower also contributes to its architectural value.
- 4.91 There is also evidence of the building's early cruciform plan, which also contributes to the listed building's overall architectural interest. Internally, the church possesses several fine features of varying dates including three crown post roofs, richly carved parclose screens and altar rail and several distinctive wall monuments and hatchments. The east window was designed by Pugin and was exhibited at the 1851 Great Exhibition before being installed in the church. The fixtures and fittings help to illustrate and understand changing and evolving liturgical practices and ecclesiological practices as part of its historic value.



Figure 4.28: St Andrew's Church, as viewed from the north-west of the churchyard

Contribution of Setting to Heritage Significance

- 4.92 St Andrew's Church is located within the Saxon core of Farnham, to the south of the current centre of the town, which shifted northwards due to the building of Farnham Castle. It is an urban church, enclosed by the townscape of the Farnham Conservation Area, particularly to the north-west, north, east and south-east. The St Andrew's Church of England Infants School – dating from 1860 and a Grade II Listed Building – is located immediately north of the churchyard. The row of buildings along Middle Church Lane (to the east) are also statutorily listed at Grade II and collectively date from 18th to the early 19th century. To the south and west, the churchyard is enclosed by high, brick, boundary walls dating from the late 18th to the 19th century (also statutorily listed at Grade II). Beyond this boundary wall to the south is the Old Vicarage, which probably dates from the 15th century with 16th, 17th, 18th century and modern alterations. It is statutorily listed at Grade II*. These building contribute positively to the significance of St Andrew's Church's as elements of setting as they allow the listed building (and its related architectural and historic vales) to be appreciated both in its historic townscape context and as the spiritual centre of Farnham.
- 4.93 St Andrew's Church and its tower form a prominent landmark within both local and wide-ranging views within and around Farnham (see assessment of Farnham Conservation Area above). The surviving fabric, which reveals the highly complex of changes from the 12th century onwards (and from which its exceptional historic and architectural interest is principally derived) is best experienced in more local, close-range views, particularly within its churchyard, as well as along those roads immediately adjacent and angled towards it including Lower Church Lane (**Figure 4.29**), Middle Church Lane and Upper Church Lane. Due to the dense nature of the built form within the centre of Farnham (to the north-west, north and east of the Church, these routes are the few places from which it is possible to appreciate the full composition of the Church (i.e., body and tower together).
- 4.94 St Andrew's Church tower is a distinctive feature that is visible from many parts of the surrounding area as a landscape and wayfinding feature. Most of these views are glimpsed, transitory and incidental. The visibility of the tower and, by virtue of this, its role as a wayfinding feature within the local landscape, does make a positive contribution to the listed building's overall heritage significance. Like many places of worship designed with tall elements, the tower signifies the presence of a place of worship and makes it easy to find for followers and visitors. However, this does not mean that all such wider views of the tower contribute to the building's overall heritage significance. Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition)* (2017, p.7) confirms:

"Being tall structures, church towers and spires are often widely visible across land- and townscapes but, where development does not impact on the significance of heritage assets visible in a wider setting or where not allowing significance to be appreciated, they are unlikely to be affected by small-scale development, unless that development competes with them, as tower blocks and wind turbines may. Even then, such impact is more likely to be on the landscape values of the tower or spire rather than the heritage values, unless the development impacts on its significance, for instance by impacting on a designed or associative view."



Figure 4.29: View looking west along Lower Church Lane towards St Andrew's Church

- 4.95 In this context, although the general widespread visibility of the tower makes a positive contribution to the listed building's overall heritage significance, this is not derived from any one of the glimpsed, transitory or incidental views from the surrounding area as they are not the best place from which to appreciate the listed building's exceptional historic and architectural interest, as derived from its surviving fabric, which is better understood from within its immediate vicinity.
- 4.96 In addition to that wider visibility, the church tower is visible in views from the keep of Farnham Castle. An appreciation of the church from this location makes a positive contribution to the overall heritage significance of the church as an element of setting, as it facilitates an appreciation of the church and castle being two landmark structures and the twin foci in the historic development of Farnham.

Contribution of the Site as an Element of Setting

- 4.97 The Site is separated from St Andrew's Church by the extensive townscape of Farnham, both the historic core and the later, 20th century northward expansion, including the University for the Creative Arts. There is no evidence of any historic functional relationship between the Site and the church. In this context, the Site does not contribute to the listed building's overall heritage significance.
- 4.98 As set noted above, in relation to the Farnham Conservation Area, the eastern part of the Site includes a section of St Swithun's Way, a walking route (opened in 2002).⁵⁹ The view of St Andrew's Church from this route makes a positive contribution to the listed

⁵⁹ https://www.ldwa.org.uk/ldp/members/show_path.php?path_name=St+Swithun%27s+Way

building's overall heritage significance as an element of setting as, notwithstanding the interposing modern townscape context, the church is legible as the most prominent built feature within the centre of Farnham and as an ecclesiastical waypoint on the historic pilgrimage route (**Figure 4.30**).



Figure 4.30: View looking south along Public Footpath 92 (part of St Swithun's Way) towards Farnham

- 4.99 St Andrew's Church Tower can also be glimpsed intermittently at points along Public Footpath 94, which runs along the northern edge of the Site (**Figure 4.31**). The tower is visible in this view, by virtue of a combination of the topography of the Site; the location of the footpath on a natural ridge; the lack of intervening vegetation and the tower's height in relation to the surrounding development. The church appears and disappears as part of the kinetic experience of these routes and is only visible from a short stretch of the footpath, rather than being a constant feature experienced by those using the footpath. These incidental views of the listed building do not have important historic or aesthetic relationships with the church and is one of many places in the surrounding countryside that the tower is visible; it is not the best place from which to appreciate its overall heritage significance.



Figure 4.31: View looking south from Public Footpath 94 towards Farnham

5. Application Proposals & Heritage Impact Assessment

Introduction

- 5.1 In accordance with the requirements of the NPPF 2021, the significance of the identified heritage assets has been proportionately described in **Section 4**, informed by a review of published sources, desktop research and a site visit.
- 5.2 The relevant heritage legislation policy and guidance is also set out in full at **Appendix 4**. This includes the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the paragraphs 194—195 of the NPPF 2021 and supported by the NPPG, and other local policy and guidance for development within the historic environment.
- 5.3 Together, these sections and appendices provide the appropriate context for consideration of the proposals, and potential heritage impacts, by the local planning authority.

Pre-Application Engagement

- 5.4 Emerging proposals were submitted to both Waverley Borough Council and Historic England for pre-application consultation and engagement in the late summer of 2022. The formal written feedback from both of these bodies, and the design team's response, are summarised below.

Waverley Borough Council

- 5.5 Written feedback was received from Waverley Borough Council on 18th January 2023, containing the following advice on the impact on heritage assets:

"I have consulted with the Council's Conservation Officer who has advised that the scheme is unlikely to be visible from the conservation area, the Scheduled Monument and listed buildings of Farnham Castle, or the registered park and garden. Therefore, no harm to these heritage assets has been identified as a result of the pre-application proposals.

However, the Grade I Listed Church of St Andrew is one of the key focal points of the town. This includes from the application site when walking along public footpath 94 (due to the rolling topography it is only at certain points rather than along the whole path). The current proposals show that this would be obscured (viewpoint 1b page 7 & 8 of verified views), with the development becoming the prominent element. Therefore, less than substantial harm to the heritage asset would be identified. It is recommended that any submission includes a revised parameters plan to ensure this view is protected, which would help mitigate any harm.

Any application should be accompanied by a Heritage Statement setting out the significance of the heritage assets potentially affected and the impact of the proposed development on these."

- 5.6 As part of the first stage of addressing this pre-application feedback, further analysis of the overall heritage significance of St Andrew's Church, including the contribution made by setting (and the Site as an element of setting) was undertaken. This included an assessment of the contribution of the view from Public Footpath 94 to the listed building's overall heritage significance (**Section 4**). Additional iterative testing of the scheme was undertaken by the design team to investigate whether different arrangements and orientations of potential built form in the illustrative masterplan (determined by the emerging parameter plans) could reveal more of the church tower. The proposals shown in the submitted illustrative masterplan (confirming one way in which the parameter plans could be delivered) and associated Representative Viewpoints, demonstrate that more of the church tower is now visible in the intermittent kinetic experience of travelling on Public Footpath 94, as well as a clearer gap between it and the proposed development.

Historic England

- 5.7 Written feedback was received from Historic England on 3rd October 2022, containing the following advice on the pre-application proposals:

"With respect to the scheduled monument of Farnham Castle, the Grade I and Grade II listed buildings located in the area of the scheduled monument, and the Grange, I agree with the conclusions of your Pre-Application Heritage Assessment that the impact on the significance of the assets through the change in the setting is likely to be limited. The topography is such that the proposed area of housing is fairly well hidden by the ground. In addition, the tree screening along Castle Hill is effective and as you have demonstrated, is likely to remain. The Baseline Landscape and Visual Assessment suggests the screening is fairly effective even when the trees are not in full leaf.

The one area where I felt there could be a greater impact was at the eastern end of the proposed housing area; your viewpoint 6b demonstrates that this is likely to be the area where the development could be visible. Some consideration of the potential for landscape screening at the eastern end of the development might be needed as the proposals develop.

I can say at this stage that any harm to the significance of any of the assets discussed above from the proposals I have seen is likely to be in the lower part of less than substantial."

- 5.8 Following this feedback, the design team have investigated additional landscaping measures that could strengthen the existing landscape boundary to the east of the Site. The southern section of the eastern boundary, which benefits from a dense mature tree belt, is proposed to be enhanced with further native tree planting. Reinforced hedgerow and new structural copse planting are proposed to line the northern section of the eastern boundary to establish a continuous mature tree belt. In addition, layering of field boundary vegetation would combine to further limit mid-range views of the development from Farnham Castle.

Application Proposals

- 5.9 The application scheme sets out an indicative layout for up to 83 units with built development located to the south and southwest of the Site (see Illustrative Masterplan,

prepared by Lytle Associates). Properties to the northwest corner of the developable area would be restricted to single storey dwellings.

- 5.10 The assessment contained in this section of the report is based upon a detailed review and consideration of the drawings prepared by Lytle Associates (particularly the Parameter Plan and Illustrative Masterplan), the Illustrative Landscape Masterplan and Landscape Strategy (prepared by Turley Landscape & Design) and the LVIA (with visualisations) prepared by Turley Landscape & VIA. This approach ensures a balanced assessment that considers all relevant material and allows for judgements to be made on impact of the proposed development and associated mitigating effects.
- 5.11 In assessing the heritage impacts of the proposed development on the significance of the identified heritage assets, it is noted that this is an application for outline planning permission, with all matters reserved except for access/highways works. Accordingly, this assessment has been based on the application material as a whole, with the illustrative masterplan informing ways in which the parameter plans could be delivered. The assessment of effect considers the 'worst case scenario', which assumes the maximum height parameters of the Proposed Development in the respective parts of the Site.

Heritage Impact Assessment

Introduction

- 5.12 The Site is located within the setting of the Farnham Castle Group of designated heritage assets, which include Grade I, II* and II Listed Buildings, a Grade II Registered Park and Garden as well as a scheduled monument, as well as the Farnham Conservation Area and the Grade I listed St Andrew's Church (**Appendix 1**).
- 5.13 The statements of significance contained in **Section 4** provide a proportionate and robust understanding of the designated heritage assets' heritage significance, including the contribution of their settings to that significance. That section demonstrates that the Site does not contribute strongly to the overall heritage significance of the Farnham Castle group of heritage assets, except insofar as it maintains a semblance of an agricultural context and a visual/spatial buffer to the settlement edge of Farnham, particularly as expressed in western views from the castle keep across the northern and north-eastern parts of the Site. Similarly, the Site's contribution to the conservation area's overall character and appearance is complex and varies across the Site. The Site does not contribute to the overall heritage significance of the St Andrew's Church (Grade I Listed Building), although the tower can be glimpsed from public footpaths within the Site at several places, including along St Swithun's Way.
- 5.14 In that context, the key built heritage considerations are the potential indirect impacts arising from the extent and nature of new built form on the identified heritage assets, through a change in a part of their settings.

Key Design Principles and Mitigation Measures

- 5.15 The overarching heritage objective for the proposed development has been to sustain the significance of the Farnham Castle group, the Farnham Conservation Area (separate to the Farnham Castle group) and the Grade I listed St Andrew's Church.

5.16 Throughout the design process, Turley Heritage and Landscape teams worked closely to make sure that the proposed development responds to both the built heritage and landscape context. Key design principles identifying where development should be located and potential mitigation measures were established and are set out below and on the Parameter Plans prepared by Lytle Associates, with the Illustrative Masterplan confirming one way in which those principles could be delivered in the detailed design at the Reserved Matters stage:

- Location of built development away from the northern and eastern, higher parts of the Site, due to their increased prominence in the wider landscape, including from Farnham Castle Keep to the east, Farnham Conservation Area to the south and the Old Park/Area of Great Landscape Value (AGLV) to the north.
- New built form is generally proposed to be of an appropriate height (i.e., maximum 2-storeys plus pitched roof) and massing and discretely sited to maximise the benefits of screening and interposing topography. Opportunities have also been taken to improve on the current views towards the castle from elevated views on Sandpit Hill.
- A bespoke, landscape-led approach to layout, taking opportunities to reinforce remaining positive elements of historic landscape and reinstate lost elements i.e., hedgerows.
- The legibility of St Andrew's Church in views from within the Site is maintained, particularly from along St Swithun's Way, through such matters as the height of buildings, articulated roofscapes, disposition of built form to provide a spatial buffer and green space(s) adjoining St Swithun's Way.
- Impacts to longer distance views from the south have been minimised to maintain the legibility of the green slopes on rising land from important views within the conservation area (and its setting).
- Design, materiality, and layout have been used to connect the development to a positive sense of place and distinctive qualities of Farnham.

Iterative Testing Process

5.17 Following the establishment of the above design principles, an iterative testing process was undertaken to refine the proposed development. This involved the testing of a series of scheme layouts prepared by Lytle Associates to refine the developable extents and further inform the parameter plans, masterplan and landscape strategy.

5.18 A series of Zone of Theoretical Visibility (ZTV) plans were prepared to establish where in the surrounding landscape, townscape and heritage context the proposed developable areas were likely to be visible from and identify sensitive viewpoints that required further testing. The ZTVs demonstrated that there would be little to no potential visibility from within Farnham Park (Registered Park and Garden of Special Historic Interest), the Old Park to the north of the Site, and the key approach routes into the conservation area, via Folly Hill. The ZTVs indicated potential for visibility of the proposed developable areas from within parts of Farnham Castle Keep, however, it was not clear

if the LiDAR data fully captured the density and disposition of the tree canopy on the western side of Castle Hill. These views, therefore, required further testing.

- 5.19 Testing of the layout proposals in Representative Viewpoints 1b, 5c, 6a, 6b, 7b and 11 (see LVIA prepared by Turley Landscape and VIA) was undertaken using verified views prepared by specialist visualisation consultant Vista 3D. Through this process, the extent of developable area was reduced, and in some areas the maximum height of dwellings was changed to a single storey (as shown on the proposed Parameter Plans). The primary objective of this process was to ensure that the proposed developable areas would not be visible from the Castle Keep, such as to avoid any perceived harm to the significance of this heritage asset. The testing also established where the proposed developable areas would need to be positioned to maintain views towards the church tower from Public Footpath 94.
- 5.20 Following pre-application feedback from Waverley Borough Council, additional iterative testing was undertaken to investigate whether greater visibility of St Andrew's Church tower could be maintained in views along Public Footpath 94. By changing the arrangement, orientation and form of several identified building plots shown in the Illustrative Masterplan (derived from the principles within the Parameter Plans, Landscape Masterplan and Landscape Strategy), the additional iterative testing has demonstrated that it is possible to meaningfully retain visibility of the church tower in this view.

Farnham Castle Group

- 5.21 The Site does not contribute strongly to the significance of the Farnham Castle group of heritage assets, except insofar as it maintains a semblance of an agricultural context and a visual/spatial buffer to the settlement edge of Farnham, particularly as expressed in western views from the castle keep across the northern and north-eastern parts of the Site. The iterative testing process has been used to inform the proposed siting of developable areas in locations outside of these views from the castle keep, beyond the established, dense area of landscaping and domestic properties on the west-side of Castle Hill, that will help to maintain the legibility and character of existing prospects across undeveloped agricultural context in that direction. Accordingly, the Site's contribution to the overall heritage significance of this group of heritage asset's will be sustained.
- 5.22 The Landscape Strategy also sets out ways in which the historic pattern and boundaries within the Site (which have been eroded and amalgamated in the 20th century) could be restored in the detailed design at the Reserved Matters stage, through supplementary hedgerow planting, which will better reveal the historic form of the undeveloped parts of the Site.
- 5.23 There are views towards Foxes' Tower from within the Site, but these are glimpsed, fleeting and through landscaping and are not the best way in which to appreciate the heritage significance of this group of highly designated assets.
- 5.24 Those elements of setting that make the strongest relative contribution to the group's overall heritage significance, namely its prominence in the local landscape (reflecting the building's statement of status and power and expression of defence and fortification), as well as the reciprocal relationships with both the historic centre of Farnham, Farnham

Park and the Old (or Great) Park will be sustained by the proposed development. The proposed developable areas are not visible and will not interrupt or distract from an appreciation of those reciprocal visual, aesthetic and historic relationships and the overall, cohesive group value of the group of heritage assets will be sustained.

- 5.25 The proposed developable areas will also sustain the Site's contribution to the overall heritage significance of The Grange, particularly its architectural value and the quality of its interiors, which will not be affected. There will be no overall reduction in the legibility of its origins as a high status private residence with links to the Bishops of Winchester, which is now best understood in terms of its visual and spatial relationships with the Castle, Old Park Lane, Farnham Park and Old Park. In addition, there is currently no legible connection to explain the historic, functional relationship between the Grange and the Site that will be altered in a way that would reduce an appreciation of its significance, due to interposing later buildings and cessation of an ownership connection.

Farnham Conservation Area

- 5.26 The Site's contribution to the conservation area's overall character and appearance is complex and varies across the Site. The rising green slopes of the more northerly parts of the Site, visible from within the conservation area and the southern slopes of the river valley, give the best sense of the Site as being part of the conservation area's rural context. The southern and western parts have a more settlement edge character and relate more to the recent expansion of Farnham, which is not a positively contributing element of setting. The view of the tower of St Andrew's Church from St Swithun's Way, notwithstanding the interposing modern townscape context, is also a positively contributing element of the conservation area's setting.
- 5.27 The proposed developable areas are located away from the northerly parts of the Site. That approach to the siting of built form within the Site will preserve the contribution of these parts of the Site to the conservation area's rural context, namely the green slopes of the rising river valley in which the town is located. There is little potential visibility of the proposed developable areas from within the conservation area, as shown on the ZTV and in Views 5c and 11 (see Landscape and Visual Impact Assessment), and where there is a degree of intervisibility this is limited and will be experienced against the backdrop of the existing, later, surrounding development.
- 5.28 The building heights (shown on the Parameter Plan) have been limited to maximum 2-storeys plus pitched roofs in most areas, with an area of single storey dwellings to the north-west of the Site. Within those parameters the Illustrative Masterplan shows one way in which the disposition of homes and across the proposed developable areas could be delivered through detailed design at the Reserved Matters stage, with particular regard to maintaining the legibility of the landmark qualities of the tower of St Andrew's Church in the conservation area as part of the kinetic experience of using footpaths within the Site, including in views from St Swithun's Way (see later in this Section).
- 5.29 The Landscape Strategy sets out how the historic field pattern within the Site could be restored, through supplementary hedgerow planting. Hedgerow extensions and improvements could also be applied to the two lengths of fragmented hedgerow which

dissect the Site. These proposals could enhance the northern part of the Site's positive contribution to the overall character and appearance of the conservation area.

- 5.30 Accordingly, the Site's contribution to the conservation area's overall heritage significance will be sustained by the proposed development. The proposed development will preserve the character or appearance of the conservation area.

St Andrew's Church (Grade I Listed Building)

- 5.31 As set out in **Section 4**, there is no evidence of any historic, functional relationship between the Site and the church and, as existing, they are separated by both the historic core and the later, 20th century expansion of Farnham, including the University of the Creative Arts. In this context, the Site does not contribute to the listed building's overall heritage significance and, as such, the principle of development on the Site would not impact on the listed building's overall heritage significance.
- 5.32 The proposed development would not result in any direct impact on the fabric of the church, including its plan form, fixtures and fittings, archaeological value and its role as one of the two historic foci for the town, all of which make a major contribution to its overall heritage significance. In addition, the most strongly contributing elements of its setting – the churchyard, the traditional townscape context and views from the Castle – will not be affected by the proposed development.
- 5.33 The tower of St Andrew's Church tower is a feature that is visible from many parts of the surrounding context as a landscape and wayfinding feature. As set out in **Section 4**, the visibility of the tower, and by virtue of this, its role as a wayfinding feature within the local landscape, does make a positive contribution to its overall heritage significance. It is, however, the general widespread visibility of the tower, rather than the contribution of any one of the many glimpsed, transitory or incidental views of the tower that make a positive contribution to the listed building's overall heritage significance.
- 5.34 The tower of St Andrew's Church tower is visible from Public Footpaths 92 (part of St Swithun's Way) and 94 within the Site. As set out in **Section 4**, the view of St Andrew's Church from St Swithun's Way makes a positive contribution to the listed building's overall heritage significance. This view will be sustained under the proposals.
- 5.35 St Andrew's Church tower can also be glimpsed intermittently at points along Public Footpath 94, which runs along the northern edge of the Site. As set out in **Section 4**, although that experience is part of the general widespread visibility of the tower, however, these kinetic, incidental views in the experience of moving along the footpath have no historic or aesthetic relationships with the listed building and does not contribute to its overall heritage significance. Notwithstanding this, the height and massing of the proposed development within this viewing corridor has been carefully considered, including through iterative testing following pre-application feedback. The concept masterplan demonstrates one way in which the parameter plans could be delivered in a manner that sustains the primacy of the tower within the kinetic views by maintaining a clear gap between it and the surrounding development. A small part of the lower tower may be obscured, but this will not materially affect how the tower is appreciated within this view.

- 5.36 In overall terms, the proposed development will sustain the significance of this listed building.

Review of Heritage Legislation, Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.37 In accordance with the relevant statutory duty of the Planning Act (sections 16(2) and 66(1)), considerable weight and importance has been given to the requirement to pay special regard to the desirability of preserving the special interest and setting of the identified listed buildings. The illustrative material submitted with the application confirms that the proposed development within the parameter plans submitted for approval can be delivered in a manner that will sustain the heritage significance of the relevant listed buildings (i.e. preserve their special architectural or historic interest and setting) in accordance with Section 66(1) of the Act.

NPPF 2021 (and NPPG 2019)

- 5.38 In accordance with the requirements of paragraphs 194–195 of the NPPF, the significance of the identified heritage assets, including the contribution made by their setting, has been described in **Section 4**.
- 5.39 The application proposals have taken account of the key principles set out in paragraph 197, which encourages the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.40 Paragraph 199 requires that great weight should be given to the conservation of designated heritage assets, where conservation is defined in Annex 2 of the NPPF as the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
- 5.41 Paragraph 206 requires that local planning authorities should look for new opportunities for development within conservation areas and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 5.42 The illustrative material submitted with the application confirms that the proposed development within the parameter plans submitted for approval can be delivered in a manner that will sustain the heritage significance of the identified heritage assets. The proposed development is, therefore, in compliance with the requirements of paragraphs 197, 199 and 206 of the NPPF.

Development Plan Policy

- 5.43 It is demonstrated in this report that the illustrative material submitted with the application confirms that the proposed development within the parameter plan submitted for approval can be delivered in a manner that will sustain the heritage significance of the identified heritage assets. This is in accordance with Policies HE2, HE3 and HE5 of the Local Plan (2002), Policy HA1 of the Local Plan Part 1 (2018) and Policies FNP1 and FNP2 of the Farnham Neighbourhood Plan (2020).

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of the applicant to provide relevant and proportionate information to the local planning authority, regarding the likely heritage impacts associated with the outline application proposals for the residential development of a Site south of Old Park Lane, Farnham.
- 6.2 The Site is within the vicinity of a range of built heritage assets, several of which are highly-graded (**Section 2**). In accordance with paragraphs 194 and 195 of the NPPF, as well as Historic England's best practice guidance, the significance of these relevant heritage assets has been described in **Section 4** of this report, including any contribution of the Site, or its constituent parts, to that significance.
- 6.3 **Section 5** assessed the impact of the proposed development on the significance of the identified heritage assets. That assessment is undertaken in light of the relevant statutory duty, national and local planning policy, and guidance for heritage assets, which is set out in **Appendix 4**.
- 6.4 The emerging proposals were submitted for pre-application engagement and consultation to both Waverley Borough Council and Historic England. The Conservation Officer at Waverley Borough Council advised that the scheme is unlikely to be visible from the conservation area, scheduled monument and listed buildings or Farnham Castle or the registered park and garden and therefore no harm to these heritage assets was identified as a result of pre-application proposals. The Conservation Officer did recommend a review of the emerging proposals to help ensure the view from public footpath to the Grade I listed St Andrew's Church is protected. This work has been undertaken and the findings are presented in this report.
- 6.5 Feedback from Historic England similarly concluded that the impact on the significance of the scheduled monument and the Grade I and II listed buildings associated with Farnham Castle and The Grange on the significance of the assets through the change in the setting is likely to be limited. It was recommended that additional landscaping screening could be introduced at the eastern end of the development to screen the development in viewpoint 6b. This has also been incorporated within the Illustrative Masterplan.
- 6.6 The extent and form of proposed developable areas, as well as potential new infrastructure, has been carefully and sensitively considered in the context of the identified heritage assets and their particular significance. The proposed development will retain those aspects of the Site that positively contribute to the overall significance of the identified heritage assets as elements of setting.
- 6.7 The illustrative material submitted with the application confirms that the proposed development within the parameter plans submitted for approval can be delivered in a manner that will sustain the significance of the relevant built heritage assets:
- Farnham Castle (Scheduled Monument).

- Farnham Castle (comprising the buildings to the south only) (Grade I Listed Building).
- Outer Curtain Wall and Gatehouse at Farnham Castle (Grade I Listed Building).
- Stable Block at Farnham Castle (Grade II Listed Building).
- The Grange (Grade I Listed Building).
- Garden Walls to Gardens East and North of The Grange (Grade II* Listed Building).
- Barn to the North West of the Grange (Grade II Listed Building).
- Boundary Walls to the Kitchen Garden, and Garden to the east and north east of The Grange and wall to the south east of Grange Corner (Grade II Listed Building).
- St Andrew's Church (Grade I Listed Building).
- Farnham Park (Grade II Registered Park and Garden).
- Farnham Conservation Area.
- Old Park (Non-designated Heritage Asset).

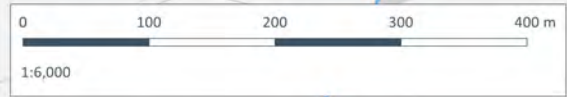
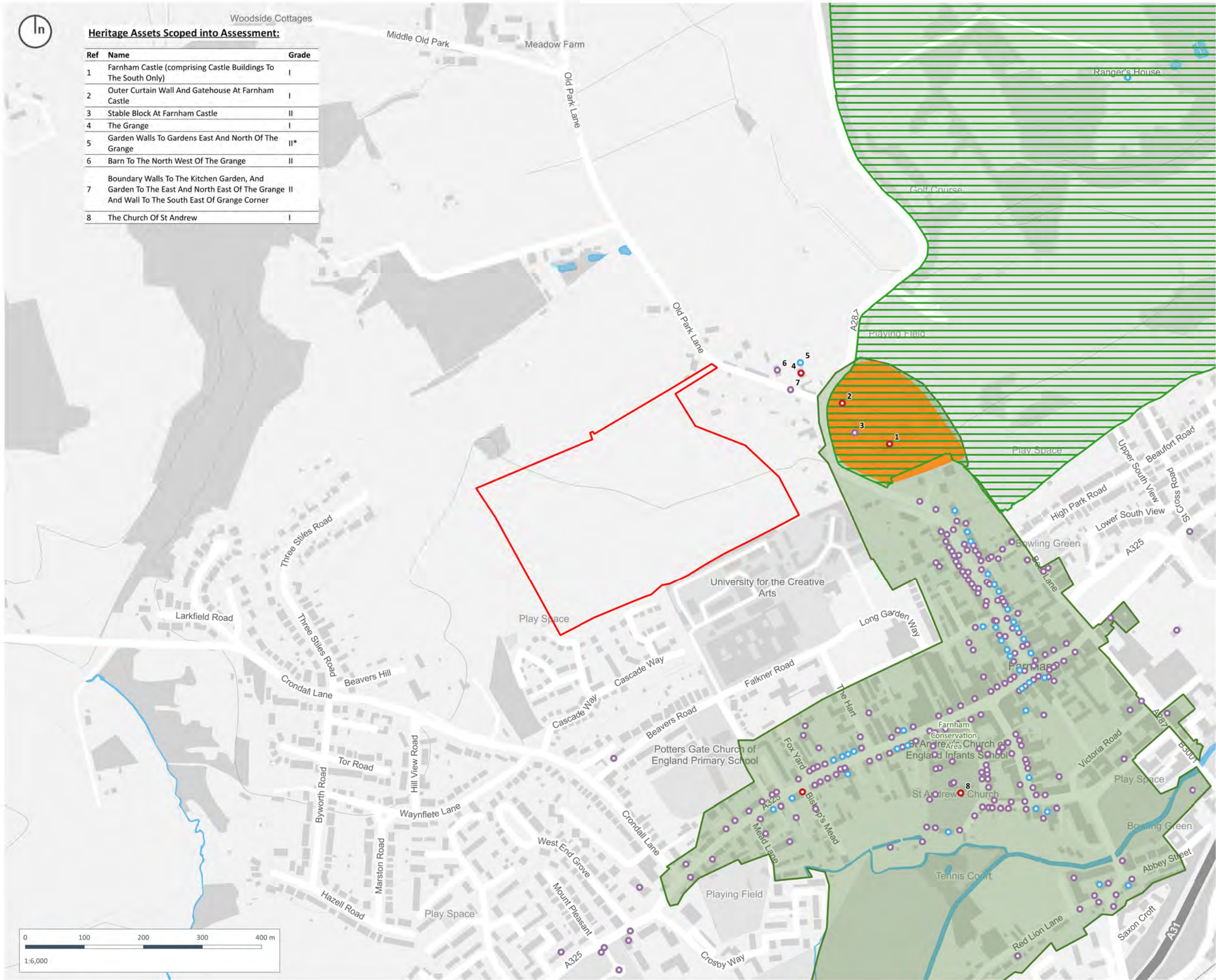
6.8 Accordingly, the proposed development satisfies the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990; national policy set out in the NPPF 2021 (paragraphs 195, 195, 197, 199 and 206) and supported by the NPPG; and, local policy and guidance, including Waverley Borough Council's Local Plan 2002 (Policies HE2, HE3 and HE5), Local Plan Part 1 (Strategic Policies and Sites) 2018 (Policy HA1) and Policies FNP1 and FNP2 of the Farnham Neighbourhood Plan (2020).

Appendix 1: Heritage Asset Plan



Heritage Assets Scoped into Assessment:

Ref	Name	Grade
1	Farnham Castle (comprising Castle Buildings To The South Only)	I
2	Outer Curtain Wall And Gatehouse At Farnham Castle	I
3	Stable Block At Farnham Castle	II
4	The Grange	I
5	Garden Walls To Gardens East And North Of The Grange	II*
6	Barn To The North West Of The Grange	II
7	Boundary Walls To The Kitchen Garden, And Garden To The East And North East Of The Grange II And Wall To The South East Of Grange Corner	II
8	The Church Of St Andrew	I



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- Application Site
- Listed Buildings
- I
 - II*
 - II
- Conservation Area (Farnham Conservation Area)
- Scheduled Monument (Farnham Castle)
- Registered Park and Garden (Farnham Park)

CLIENT:

Gleeson Strategic Land Limited

PROJECT:

Land to the North of Keepsake Close, Farnham

DRAWING:

Heritage Asset Plan

PROJECT NUMBER:

GLS3004

DRAWING NUMBER:

GIS_100

CHECKED BY:

MT

REVISION:

1.0

STATUS:

Draft

DATE:

May 2022

SCALE:

1:6,000 @ A3

Appendix 2: Relevant List Entries

Farnham Castle

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Scheduled Monument**

List Entry Number: **1012181**

Date first listed: **27-Jun-1975**

Date of most recent amendment: **09-Jul-1991**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 83755 47302**

Reasons for Designation

Motte castles are medieval fortifications introduced into Britain by the Normans. They comprised a large conical mound of earth or rubble, the motte, surmounted by a palisade and a stone or timber tower. In a majority of examples an embanked enclosure containing additional buildings, the bailey, adjoined the motte. Motte castles and motte-and-bailey castles acted as garrison forts during offensive military operations, as strongholds, and, in many cases, as aristocratic residences and as centres of local or royal administration. Built in towns, villages and open countryside, motte castles generally occupied strategic positions dominating their immediate locality and, as a result, are the most visually impressive monuments of the early post-Conquest period surviving in the modern landscape. Over 600 motte castles and motte-and-bailey castles are recorded nationally, with examples known from most regions. Some 100-150 examples do not have baileys and are classified as motte castles. As one of a restricted range of recognised early post-Conquest monuments, they are particularly important for the study of Norman Britain and the development of the feudal system. Although many were occupied for only a short period of time, motte castles continued to be built and occupied from the 11th to the 13th centuries, after which they were superseded by other types of castle.

The example at Farnham is a particularly informative one because it illustrates a late stage in the development of the motte and bailey castle, with its stone tower built from ground level and then partially buried. It is also unusual in that the slightly later stone tower or shell keep is built from ground level rather than at the top of an existing motte, adding to the known diversity of this type of feature. Although part of the keep area has been damaged by archaeological excavation, the resulting level of documentation, both archaeological and historical, is high. With such a large proportion of the castle unexcavated and undisturbed by later buildings, the monument is also of high potential, especially in the light of evidence that a number of archaeological features lie buried within the bailey area.

Details

The monument includes the keep, bailey, curtain wall and outer ditch of a castle dating from the 12th century. Excavations within the keep in 1958-9 revealed much of the castle's development. It was constructed in 1138 on the orders of Henry of Blois, Bishop of Winchester. A stone tower, perhaps as much as 35m high and with a central well shaft, was built first. Its base was then buried with chalk to form a 10m high mound around the tower. To the south of this original keep was a triangular arrangement of buildings including kitchens, a chapel and a hall, all enclosed within a ditch. These buildings, though since modified are listed Grade I and are excluded from the scheduling. After 1155, when Henry II had the original keep pulled down, the castle was rebuilt in the form of a shell keep some 50m in diameter with rooms in the 4 towers. The bailey was enlarged to its present limits, the huge 40m wide ditch was dug and the curtain wall with its square mural towers and gatehouse was erected. During the 13th-15th centuries, domestic buildings continued to be built within the new keep and some 15th century brickwork can be seen over the entrance. The keep was abandoned after the Civil War and was finally used as a garden in the Victorian period. Excluded from the scheduling are the metalling of the roads and car park, any service trenches, all existing steps erected for display purposes, and the square well cover within the motte, but the ground beneath is included. All buildings within the castle grounds except the keep and the medieval parts of the gatehouse, are excluded from the scheduling although the ground beneath all of them is included. Part of the monument is in the Guardianship of the Secretary of State for the Environment.

MAP EXTRACT The site of the monument is shown on the attached map extract.

Legacy

Legacy System: RSM

Sources

Books and journals

Thompson, M W, Excavations In Farnham Castle Keep, (1960)

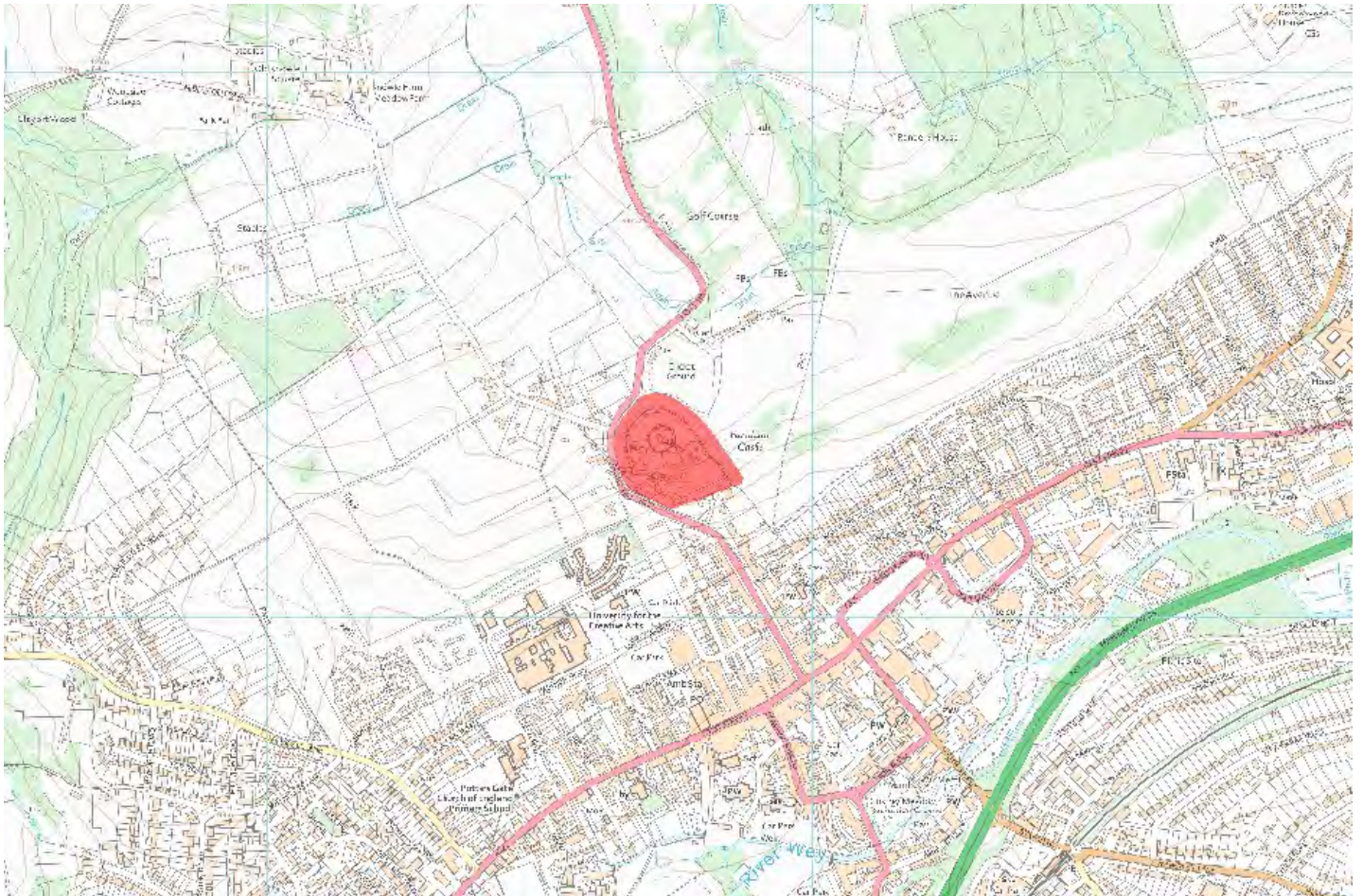
Other

Leach, P E, Monument Class Description - Motte And Bailey Castles, (1988)

Pagination 81-94, Surrey Arch Collections,

Legal

This monument is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as amended as it appears to the Secretary of State to be of national importance. This entry is a copy, the original is held by the Department for Digital, Culture, Media and Sport.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 02-Mar-2022 at 15:51:14.

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FARNHAM CASTLE (COMPRISING CASTLE BUILDINGS TO THE SOUTH ONLY)

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1044677**

Date first listed: **26-Apr-1950**

Statutory Address 1: **FARNHAM CASTLE (COMPRISING CASTLE BUILDINGS TO THE SOUTH ONLY), CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **FARNHAM CASTLE (COMPRISING CASTLE BUILDINGS TO THE SOUTH ONLY), CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 83744 47271**

Details

SU 8347 SE 1/1 26.4.50 1099

CASTLE HILL (East Side) Farnham Castle (comprising Castle Buildings to the south only)

I

The Castle has been the property of the Bishops of Winchester since Saxon times continuously to 1927, remaining for some time since that date the residence of the Bishop of Guildford, and partly for diocesan use; now used by the Overseas Service College. The plan consists of a circular mound to the north with an irregular group of buildings built in a triangle round a court to the south of the mound. The original stockade defence of the mound (rebuilt in stone in the C18), was probably by Henry of Blois, Bishop of Winchester 1129 to 1171. This work probably included the shell keep of 23 sides, more on less a circle, formerly with 5 towers which remains in part today with some later C15 brickwork over the entrance. In addition some of the outer walls and entrance gate, the latter altered later, also of the C12 remain much as shown in a print of 1737 (Buck). The group of buildings to the south of the keep are of various dates and have been rebuilt or altered over a period of roughly 800 years. The south front consists of Fox's Tower, a square brick structure of 3 storeys, beautifully built with a diaper pattern of vitreous brick all over. The design is unsymmetrical with a flat arched entry in right hand corner and 2 windows to upper floors (now C18 sashes) deep machicolated and battlemented parapet between projecting and splayed angles of greater height. A group of 3 chimneys springs from the left hand angle. 2 square painted sundials are placed on different faces of the angles one on each side. This tower dates from 1470 to 1475; formerly thought to date from the time of Bishop Fox in the early C16, hence the name given to the Tower. To the left of the Tower is a low range with a kitchen on the south side and a chapel, recently restored to its use on the north side, probably C12. To the right hand of the Tower is a long block of 2 storeys, battlemented, of coursed rough stone with old tile roof. The 1st floor has 9 sash windows, C18. The main floor has 3 similar windows and 4 large mullioned and transomed stone windows of C15 date. The lower ground

floor, storage, has 3 circular lights. The Great Hall, and principal stair are contained in this block. The Hall was reconstructed under Bishop Morley, as well as the stair and the Bishop's Chapel on the east side of the court. The interior design may possibly be connected with John Webb, and is late C17. The Chapel fittings and panelling are richly carved. The various features and details of design have been illustrated in numerous books. Good photographs and a comprehensive description of the building were published in Country Life of December 23rd and 30th 1939. The Castle dominates the town from its site on the hilltop to the North, and with the wide approach of Castle Street. The architecture is not dramatic, and has a strong affinity with the gentle restraint of the small brick C18 buildings below it. The group of the Castle, together with the whole of the Park, The Grange (Map No 2) and Castle Street, is very exceptional and should be considered as a unit for purposes of preservation.

Listing NGR: SU8374447271

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **290830**

Legacy System: **LBS**

Sources

Books and journals

'Country Life' in 30 December, (1939)

'Country Life' in 23 December, (1939)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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OUTER CURTAIN WALL AND GATEHOUSE AT FARNHAM CASTLE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1242110**

Date first listed: **26-Apr-1950**

Statutory Address 1: **OUTER CURTAIN WALL AND GATEHOUSE AT FARNHAM CASTLE, CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **OUTER CURTAIN WALL AND GATEHOUSE AT FARNHAM CASTLE, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley** (District Authority)

Parish: **Farnham**

National Grid Reference: **SU 83664 47340**

Details

SU 8347 SE 1/1A 26.4.50 1099

CASTLE HILL (East Side) Outer Curtain Wall and gatehouse at Farnham Castle

I

A ditch and bank enclose the Castle and on this the present curtain wall stands. Large ditch remains to the north and east. Curtain wall of chalk; probably late C12 to early C13. Square mural towers project outwards from the north face, originally with arrow slits in the upper part. Gatehouse in south-west part of curtain wall: C13 probably; rendered; C19 additions. 2 rectangular towers with semi-octagonal projections on either side.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **290831**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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STABLE BLOCK AT FARNHAM CASTLE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1378258**

Date first listed: **26-Apr-1950**

Statutory Address 1: **STABLE BLOCK AT FARNHAM CASTLE, CASTLE HILL**

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Location

Statutory Address: **STABLE BLOCK AT FARNHAM CASTLE, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 83685 47290**

Details

1. 1099 CASTLE HILL (East Side)

Stable block at Farnham Castle SU 8347 SE 1/1B 26.4.50.

II

2. Early C18. Half H-shafted block of one storey and attic. Tile hipped roof; 1 hipped dormer in each gable end, and 3 in rear wall. Deep wood modillion eaves cornice. Red brick cladding; shallow rubbed brick voussoirs. In each gable end, wide sunken rectangular panel above; below, wide segmental headed doorway, ledged double doors. 2 bays in inner return walls. In rear wall, from left to right hand end, 2 tall transomed and mullioned windows with small panes; double ledged door with a 2-light window over, divided into small panes; at right hand end, wide segmental headed doorway with double ledged doors; above remain the upper parts of 2 blind panels of the same width as the windows to the left hand. South wall of clunch and brick.

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **290832**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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THE GRANGE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1044678**

Date first listed: **26-Apr-1950**

Statutory Address 1: **THE GRANGE, CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **THE GRANGE, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 83594 47391**

Details

SU 8347 SE 1/2 1099

CASTLE HILL (West Side) The Grange

I

About 1710. 2-storey square block of fine red brick, with projecting fronts on east and west, each of 5 bays. The garden (east) front has projecting plinth, deep string at 1st floor level. Slightly projecting piers, whole height, at angles and flanking central bay, with strings, frieze and cornice broken forward over each pier. Painted frieze and cornice with pairs of carved console brackets. Panelled parapet with moulded coping. Old tile roof, 5 windows on 1st floor with architrave frame, the central window arched with triple key block. 4 similar windows on ground floor and central glazed door, 3 panes wide x 4, with enriched architrave surround, and doorcase of fluted Corinthian pilasters, full moulded entablature broken forward over pilasters, and with architrave turned up in centre with scroll ends to upper moulding end carved central cartouche ornament, and segmental pediment, very good proportion. This front overlooks a formal walled garden, formerly with a carved stone - sundial, baluster type, as central feature. The entrance (west) front repeats the general design of the garden front in all respects, except the doorcase to central door, which consists of bolection architrave surround, with double scroll cut brackets and flat moulded hood. The north front has 3 windows and same general design as east and west fronts. The south front is generally similar, the same cornice and parapet treatment carried round, but unsymmetrical grouping of windows on 3 levels. 4 4-light mullioned and transomed casements (one altered) on 2nd floor. 2 3-lights and 2 4-lights on 1st floor, irregular casements on ground floor and door to right hand of centre with bolection architrave surround, square panel over between elaborate double scroll cut brackets, and flat moulded hood with front edge broken forward over brackets. The interior has painted decoration by J Thornhill on staircase, which has contemporary richly turned balusters, etc. The house illustrated in special article Country Life, July 28th 1934. The Stair illustrated in Country Life, July 31st 1942. The garden doorway illustrated in Nathaniel Lloyd's History of the English House. The house stands on site of former Bishop's Grange. See also article in Country Life, July

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **290833**

Legacy System: **LBS**

Sources

Books and journals

Lloyd, N , History of the English House, (1949)

'Country Life' in 28 July, (1934)

'Country Life' in 31 July, (1942)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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GARDEN WALLS TO GARDENS EAST AND NORTH OF THE GRANGE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1242145**

Date first listed: **29-Dec-1972**

Statutory Address 1: **GARDEN WALLS TO GARDENS EAST AND NORTH OF THE GRANGE, CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **GARDEN WALLS TO GARDENS EAST AND NORTH OF THE GRANGE, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 83593 47409**

Details

SU 8347 SE 1/2A 1099

CASTLE HILL (West Side) Garden walls to gardens east and north of The Grange)

II*

The garden consists of a series of formal enclosures probably in their original form. The most notable are the main walled enclosure to the east and a subsidiary enclosure to the north. An C18 wall of brick with brick capping surrounds on all sides the main enclosure to the east of the house. The wall across the east end of this is punctuated in the centre by square panelled brick gate piers with moulded stone caps and by a rich wrought iron gate of early C18 date which is of bar and scroll pattern with pyramid scroll overthrow in the centre. This gateway is flanked to either side by 2 bays of blank brickwork and then to either side by a smaller round headed opening with early C18 wrought iron grille. The side grilles and central gateway afford vistas of Farnham Park across the road. There is another gateway with wrought iron gate and overthrow in the north wall

of this enclosure, and a gateway, with gate missing, in the corresponding bay in the south wall. A further gateway, with gate, is found in the west wall, to the south of the house. In the west well, to the right hand of the house, a gateway [gate missing but flanked by brick gate piers] leads into the subsidiary enclosure to the north. In the west wall of this enclosure, there are recesses at either end, the left hand one containing a small wrought iron grille.

Listing NGR: SU8359447408

Legacy

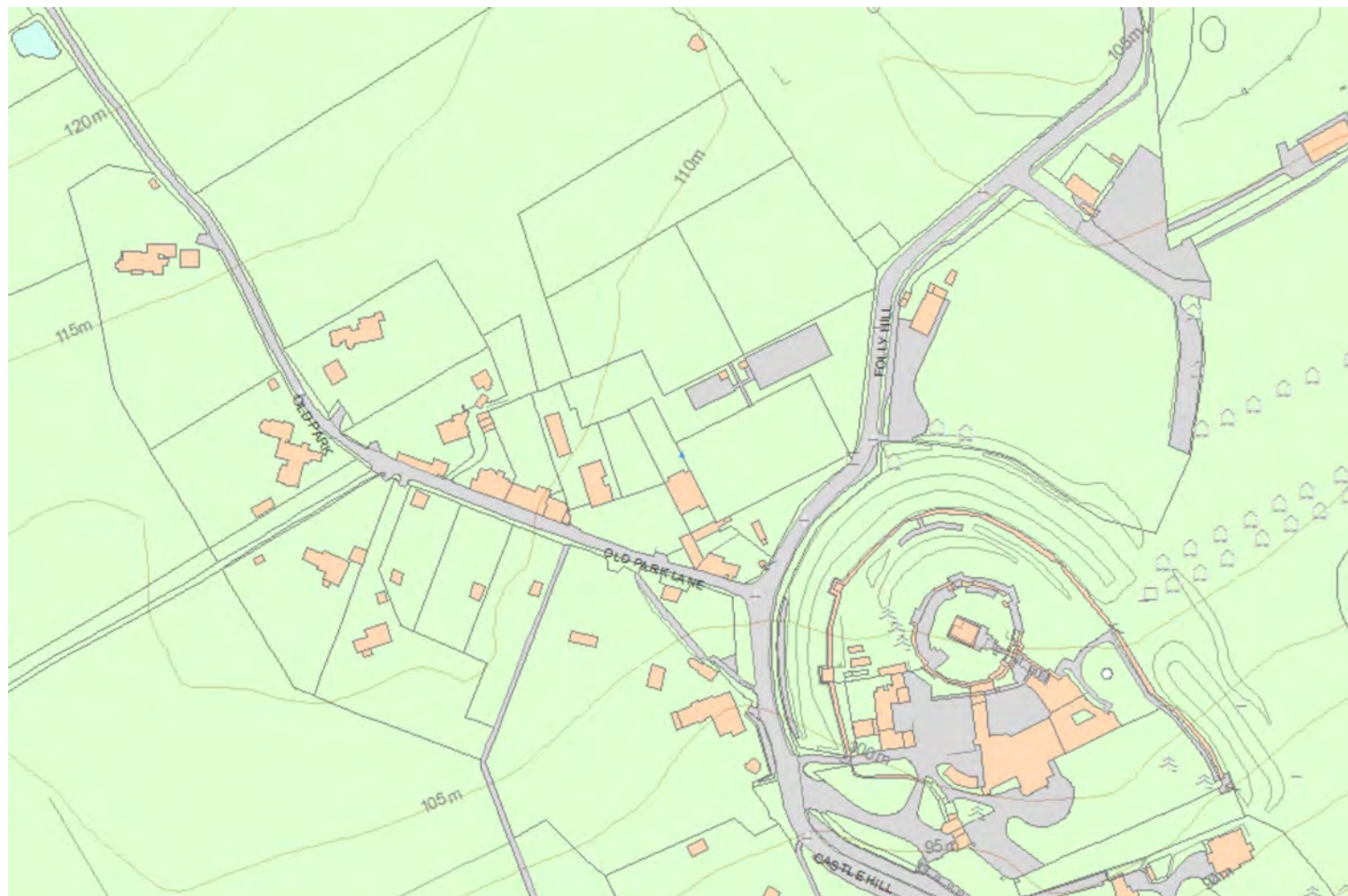
The contents of this record have been generated from a legacy data system.

Legacy System number: **290834**

Legacy System: **LBS**

Legal

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Map

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BARN TO THE NORTH WEST OF THE GRANGE

Listed on the National Heritage List for England.

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Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1260125**

Date first listed: **29-Dec-1972**

Statutory Address 1: **BARN TO THE NORTH WEST OF THE GRANGE, CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **BARN TO THE NORTH WEST OF THE GRANGE, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley** (District Authority)

Parish: **Farnham**

National Grid Reference: **SU 83554 47396**

Details

1. 1099 CASTLE HILL (West Side)

Barn to the north-west of The Grange SU 8347 SE 1/2C

II

2. C19, Clunch with brick quoins and dressings; some brick ventilator openings. Hipped tile roof which descends to form pentice over end bays on east side. West side is blank except for ledged double doors in centre. East side has various openings both in centre and in end bays. Lledged double door in centre; Dutch type ledged door in projecting bay at right hand end; 2 square openings and a segmental headed Dutch type ledged door in projecting bay at left hand end. The barn bears testimony to the early history of this site when it was the Grange of the Bishop of Winchester.

Legacy

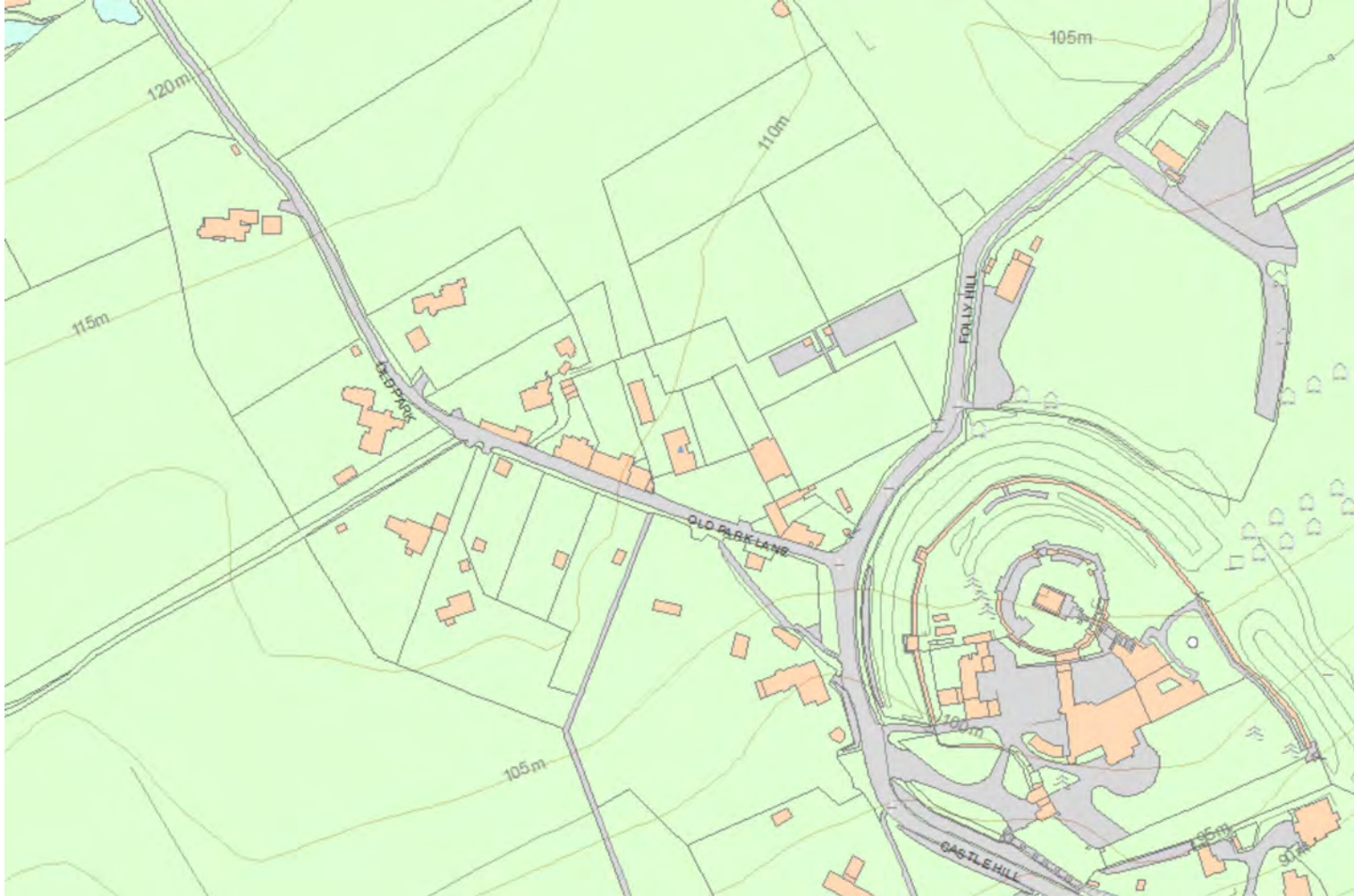
The contents of this record have been generated from a legacy data system.

Legacy System number: **290836**

Legacy System: **LBS**

Legal

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BOUNDARY WALLS TO THE KITCHEN GARDEN, AND GARDEN TO THE EAST AND NORTH EAST OF THE GRANGE AND WALL TO THE SOUTH EAST OF GRANGE CORNER

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1378259**

Date first listed: **29-Dec-1972**

Statutory Address 1: **BOUNDARY WALLS TO THE KITCHEN GARDEN, AND GARDEN TO THE EAST AND NORTH EAST OF THE GRANGE AND WALL TO THE SOUTH EAST OF GRANGE CORNER, CASTLE HILL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

Statutory Address: **BOUNDARY WALLS TO THE KITCHEN GARDEN, AND GARDEN TO THE EAST AND NORTH EAST OF THE GRANGE AND WALL TO THE SOUTH EAST OF GRANGE CORNER, CASTLE HILL**

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley** (District Authority)

Parish: **Farnham**

National Grid Reference: **SU 83576 47363**

Details

1. 1099 CASTLE HILL (West Side)

Boundary walls to the kitchen garden, and garden to the west of The Grange SU 8347 SE 1/2B

2. Apart from the formal enclosures to the east and north of the house there are a plot of kitchen garden to the south of the East enclosure and an orchard to the north of the North enclosure, and a plot of garden to the west of the house. All of these are bounded by walls. The boundary wall to the kitchen garden extends along Castle Hill from the south east corner of the east enclosure as far as the group of houses on the corner between Castle Hill and Old Park Lane. C18, brick with brick capping and brick buttresses at intervals. Arched opening with wrought iron gate with overthrow. Along Old Park Lane, wall of similar date, also of brick with brick capping; small gateway at east end and a further wider gateway at west end. Another wall, much rendered and thereby much altered and also in poor condition, encloses the orchard to the north. In the plot of garden to the west of the house, there is a low brick wall which runs west from the north-west corner of the house and from the midst of which there rises one further wrought iron gate also of scroll and bar pattern.

Listing NGR: SU8355447372

Legacy

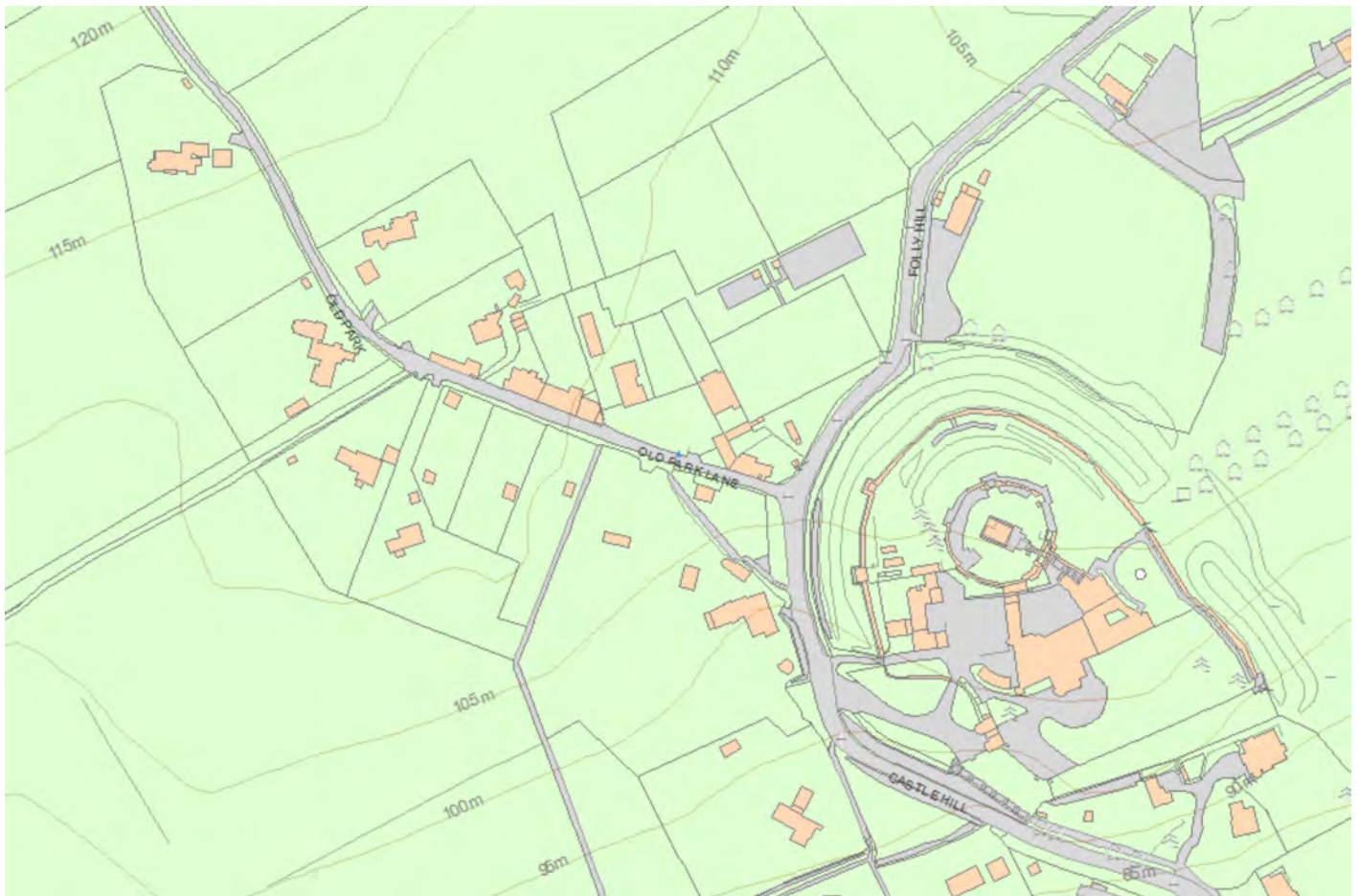
The contents of this record have been generated from a legacy data system.

Legacy System number: **290835**

Legacy System: **LBS**

Legal

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FARNHAM PARK

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Park and Garden**

Grade: **II**

List Entry Number: **1001499**

Date first listed: **27-Mar-2001**

Location

The building or site itself may lie within the boundary of more than one authority.

County: **Surrey**

District: **Waverley (District Authority)**

Parish: **Farnham**

National Grid Reference: **SU 84159 48020**

Details

A C14 deer park associated with C12/C13 Farnham Castle and laid out as a landscape park by Bishop North in the late C18 and early C19. The early C19 pleasure grounds within the curtain wall of the castle survive in part, as do those around the Ranger's House in the centre of the park.

HISTORIC DEVELOPMENT

Bishop William Wykeham created the New or Little Park at Farnham in 1376. Like the neighbouring Old or Great Park to the west, it was a deer park owned by the bishops of Winchester. The extent of the two parks is recorded on at least two maps, those by Christopher Saxton (1579) and John Speed (1610). By 1690 the map made by John Seller shows only the New Park, the Old Park having, by this time, been broken up into farm holdings. John Senex's map of 1729 shows the New Park fenced to the north and south with the Nadder stream entering, as now (1998), on the north side.

Despite Bishop Morley (Bishop 1662-84) having had a Keeper's Lodge built on a rise in the centre of the park, poaching was common and resulted, by the late C18, in the loss of most of the deer. Bishop Brownlow North (Bishop 1781-1820) reported that he found the park very neglected (Manning and Bray 1804). By the beginning of the C19 North had begun to embellish the New Park, improving the surface, laying out roads and walks, planting young trees, and protecting the old trees. He also made improvements to the Keeper's Lodge. Many of these improvements are recorded on the OS map of 1811. When William Keane visited the castle in 1849 he described the park as beautiful, being adorned with deer and a noble avenue of elm trees. He also noted that the inhabitants of Farnham enjoyed the park as a healthy promenade. By 1872 (OS) the tree cover had become well established.

After nearly 700 years in the ownership of the bishops of Winchester, Farnham Park was in 1930 sold to the town of Farnham. Although much of it became a golf course, with the Ranger's House as the clubhouse, the tradition of animal grazing continued. During the Second World War pill boxes and anti-glider posts were erected throughout the park and the Ranger's House became the headquarters of the local air-raid wardens. In addition much of the park was ploughed up and crops, including potatoes and wheat, were grown there.

Farnham Park remains (2001) in public ownership and open to the public, and roe deer and cattle continue to graze the parkland. The Ranger's House at the centre of the site, and the surrounding pleasure grounds, are now in private ownership.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING The c 131ha which comprise Farnham Park are located to the north-north-east of Farnham town. The park still retains the boundary of the medieval New Park, much as was shown on Saxton's map of 1579, and is bounded to the west by Folly Hill (A287) with, in the south-west corner, Farnham Castle separated from the park by its defensive bank and ditch. Folly Hill runs north/south along the boundary between the Old and New Parks; in the C14 this was a strip of wasteland (Gapper 1996). To the north the site is bounded by C20 residential housing in Hale and Upper Hale. Agricultural land, separated from the park by an ancient hedgerow, provides the eastern boundary, and residential housing of Farnham town makes for the boundary to the south. The site slopes moderately to the south. Various dells in the south-west slopes mark the site of old chalk pits cut into the chalk ridge and the remains of medieval field systems have been recorded in this area (Graham 1998). There are good views from the southern slopes of the surrounding countryside, across Farnham town.

ENTRANCES AND APPROACHES The main entrance to Farnham Park is from the southern end of Folly Hill where a short track between the cricket ground (c 1930), to the

south-west, and the c 8ha golf course (1960s), leads to a car park. A number of football pitches and the mid C20 sports pavilion, to the north-east of the car park, provide additional public sports facilities.

Until the late C18 (Lindley and Crosley, 1793), the entrance to the park appears to have been from the castle. A second entrance from the north-east side of the park led diagonally from the village of Hale across the park to the Ranger's House and then on to the castle. By 1811 (OS) the entrance from the north-east no longer led directly to the Ranger's House but continued west on to Folly Hill, some distance to the north of the castle, the access road to the Ranger's House now being set to the west of the house.

PRINCIPAL BUILDING Farnham Castle (scheduled ancient monument) stands on a hill in the south-west corner of the park. The hill slopes down to the south but is almost level to the north. The castle complex, which consists of the Keep and domestic buildings (listed grade I), is enclosed by a ditch and bank on which the C12/C13 curtain wall (listed grade I) stands. The wall, which was built of local chalk, has been extensively rebuilt or refaced in brick, and the square mural towers which projected outwards from the north face have been lost.

The mound on which the Keep was built is enclosed within a shell of masonry with the remains of four equally spaced turrets set around the north face. A fifth, the entry tower, still stands to its full height and is situated to the south. A drawbridge originally provided access from the castle buildings to the Keep. Archaeological excavations (c 1958) in the centre of the Keep recorded the foundations of a C12 square stone tower and a deep well. The site of the well is covered in concrete while grass is laid over the rest of the area.

The domestic buildings, the Great Hall, the kitchens, chapel etc are built in a triangle around a court to the south of the mound. The south front includes Fox's Tower, a square brick structure of three storeys which dates to c 1470-5. The early C18 stable block (listed grade II) is situated to the west of the mound.

Farnham Castle was begun in 1138 by Bishop Henry de Blois, a grandson of William the Conqueror. The Great Hall and the Keep date from c 1180 but most of the buildings have been altered over the last 800 years. After the Civil War, when the Parliamentarians occupied the castle, Cromwell ordered the partial destruction of the Keep. Following the Restoration, Bishop George Morley carried out extensive alterations and repairs to the buildings, as did Bishop Thorold (Bishop 1890-5). After 1927, when Farnham was transferred to the See of Guildford, the buildings were modified again. In 1956, the bishops took up residence in Guildford and the castle buildings remained unoccupied until taken over by their present lessees in 1962. At around the same time the Keep was taken into care by English Heritage which continues to maintain it to the present day.

GARDENS AND PLEASURE GROUNDS Situated to the south and east of the castle are the castle gardens. The lawn to the south is made on the outer moat and decorated with a mature cedar of Lebanon and some more recent plantings. To the east of the castle a fountain and pool, surrounded by beds of roses, decorate the lawns. Ornamental trees are scattered about the area. The rest of the pleasure grounds are laid to grass decorated with ornamental trees.

The improvements to the pleasure grounds around the castle are largely attributed to Bishop Sumner (Bishop 1827-69), a scientific botanist who was interested in gardening. He converted the ramparts into ornamental walks with views over the gardens and the surrounding countryside. The walks were bordered with exotic flowers and climbing shrubs (Gardener's Mag 1835). Bishop Sumner introduced hothouses, stove and pine pits, and also laid out a flower garden within the Keep (J Horticulture & Cottage Gardener 1863). The OS map of 1877 records the pleasure grounds two years after the death of Sumner; it shows the Keep with a formal pattern of paths around the central well-head, trees planted around the site, and a number of glasshouses to the west. The outer moat is planted with trees, and conifer and cedars are shown in a garden directly to the south of the castle. The pleasure grounds appear to remain little altered until the beginning of the C20 (OS 1895). From this time however the number of glasshouses declined. A large glass house was taken down in 1903 and another in 1911, and although a Sale catalogue of 1970 describes stove plants among the varieties of flowers and shrubs in the garden, the days of the glasshouses were numbered, the last one being removed in the late C20.

PARK The undulating parkland is divided into three distinct areas. The major part to the north-west, north, and east survives as informal park. Some parts of this area are fenced in to control cattle and a line of electricity pylons runs east/west across the northern end of the site. The informal parkland is crossed by a number of paths, some of which are recorded on Rocque's map of 1768, the main one being from what is now Nutshell Lane in the north-east corner. This path now runs diagonally across the centre of the site, passing the Ranger's House to the south-west before continuing on to the Bear Lane gate in the south-south-west corner. The Nadder stream, which enters the park in the north-west corner, meanders east for c 600m across the northern part of the site before turning to the south. After meandering for a further 800m the stream exits the site c 100m to the north of Bell Piece on the south-east boundary. Five pieces of water are clustered around the centre of the park; to the west is Carron Pond, probably created for floating decoy ducks for shooting parties from the Ranger's House, while 100m to the south and fed by Carron Pond, is the smaller Friends' Pond. Towards the east side of the park are Aubrey and Yoyo Ponds, the former reinstated by excavation in 1994. Midway between Carron and Aubrey Ponds is the small, round, Deer Pond.

To the north of the main entrance and the car park, and separating the formal and informal areas of the park, is the Queen Mother's Hedge. The mixed species hedge was planted in 1980 to commemorate the eightieth birthday of Queen Elizabeth, the Queen Mother. To the south of the hedge and running parallel with it is an avenue of young lime and beech trees. The avenue, which is focused on the castle, runs for c 1km from south-west to north-east and was first recorded on John Rocque's plan of 1768 as a double avenue of trees. It was replanted in the mid C20 after the existing trees had succumbed to Dutch elm disease. To the south of the avenue the ground slopes down to a strip of open parkland with a narrow, gently curving asphalt footpath running along the southern boundary from the Bear Lane entrance gate in the south-west corner to the Bell Piece entrance in the south-east corner. Entrances from neighbouring streets, Upper South View and St James' Avenue, connect with the path. The path, which connects an adventure playground near the Bear Lane entrance and an area of more traditional play equipment opposite the St James' Avenue entrance, is bordered with mature and semi-mature beech, lime, chestnut, and oak trees, with the younger trees to the north.

Slightly south of the centre of the park stands the two-storey, brick-built Ranger's House (listed grade II*). Built as the Keeper's Lodge by Bishop Morley for his two nephews, it is shown on Rocque's map (1768) as being within a rectangular enclosure surrounded by formal rows of trees. The house was enlarged and improved by Bishop Brownlow North in the latter part of the C18. During the Second World War the Ranger's House was used for military purposes and was derelict by the 1950s, when it was saved from demolition by a campaign led by the Farnham Society and Sir John Betjeman. The house was restored by a private owner in the late 1950s. It remains (2001) in private ownership and stands within c 6ha of pleasure grounds.

The grounds around the Ranger's House are enclosed within wooden post and rail park fencing. Trees of various ages screen much of the garden from the park but a good view of the north front of the house can be seen from the neighbouring Nutshell Lane footpath. Laid largely to lawn, the garden includes ponds, an orchard, a rose garden, meadows, and woodland. On the south-facing aspect the lawns are overlooked by a stone terrace and a pergola interspersed with topiary yews. To the south-east of the house a rose garden enclosed with brick walls and yew hedging has a small, mid C20 gazebo built in a similar style to the house. Two ponds situated on the east side of the garden include an ornamental round pond with a wooden bridge on its east side. Water runs from this pond, through a sluice, into the duck pond. The second pond is ornamented with a small island, wooden duckhouses, and a wooden bridge. Nine cedars of Lebanon lie in three clumps to the south, east, and south-west of the Ranger's House. These are all that remain of some thirty cedars of Lebanon said to have been grown from seed brought from the Holy Land by Bishop North in the late C18 and planted by his wife (Gapper 1996). The present owners are replacing the missing cedars with plants germinated from the seed of the original trees (A Fleming pers comm, 2001).

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Maps Christopher Saxton, Map of Surrey, 1579 John Speed, Map of Surrey, 1610 John Seller, Map of Surrey, 1690 John Senex, Map of Surrey, 1729 J Rocque, Map of Surrey,

OS Old Series 1" to 1 mile, published 1811 OS 25" to 1 mile: 1st edition published 1872 2nd edition published 1895 3rd edition published 1914 1935 edition

Description written: February 2001 Amended: March 2003 (DC) Register Inspector: LCH Edited: April 2003

Legacy

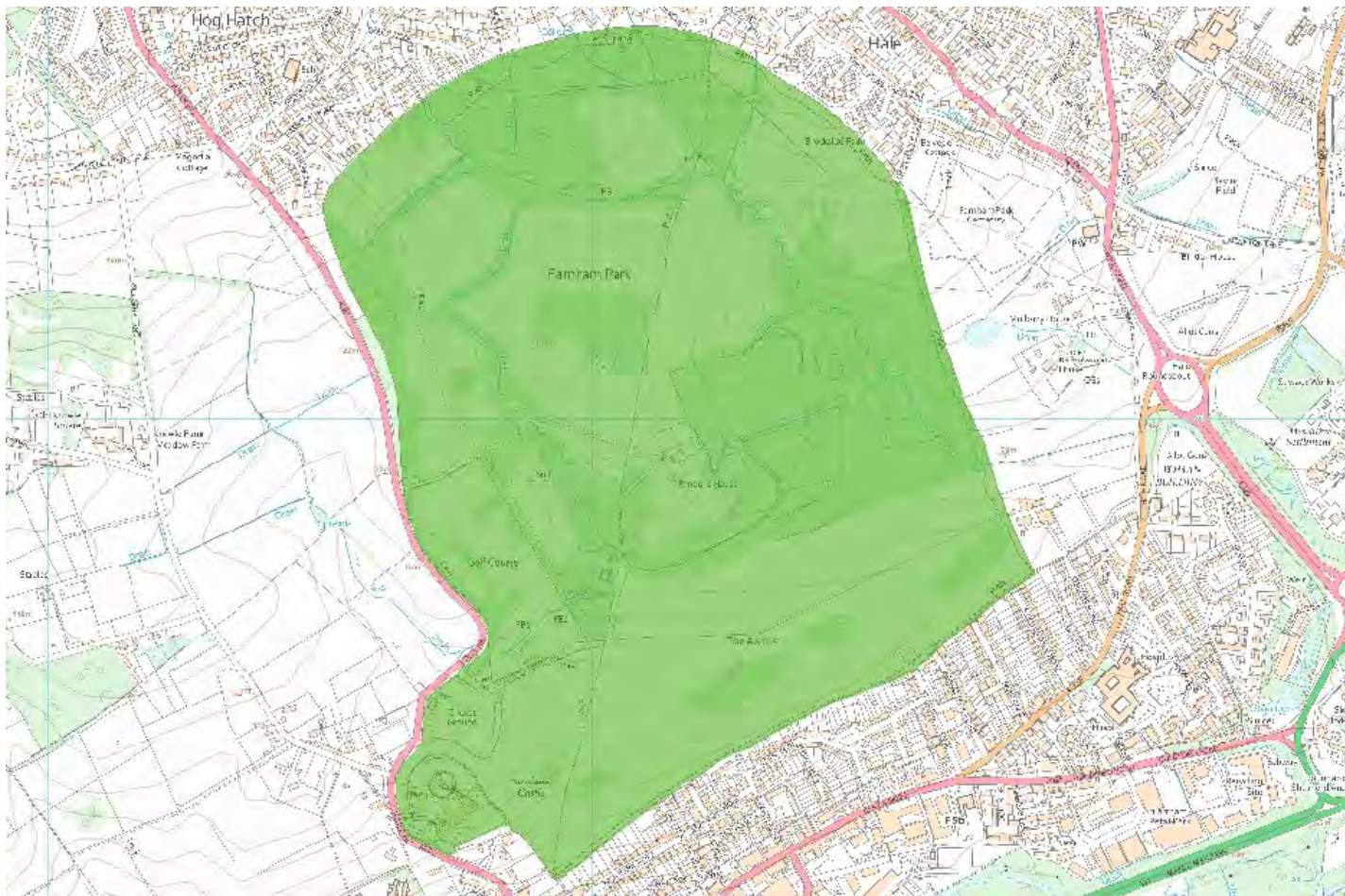
The contents of this record have been generated from a legacy data system.

Legacy System number: **4724**

Legacy System: **Parks and Gardens**

Legal

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by Historic England for its special historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 02-Mar-2022 at 15:51:19.

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Appendix 3: Map of the Farnham Conservation Area



Appendix 4: Heritage Legislation and Policy

Statutory Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 provides that listed building consent is required for;

“(s.7) ... any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest ...”

In determining such applications the following duty is placed upon the decision maker:

“s.16(2) In considering whether to grant listed building consent for any works the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

With regard to applications for planning permission within conservation areas, it is set out that:

“s.72(1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The setting of a conservation area is not enshrined in legislation and does not, therefore, attract the weight of statutory protection.

It has been confirmed that Parliament's intention in enacting section 66(1) of the 1990 Act was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means to “to do no harm” This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. It has also been confirmed that this weight can also be applied to the statutory tests in respect of conservation areas. The Secretary of State has confirmed that ‘considerable importance and weight’ is not synonymous with ‘overriding importance and weight’.

Importantly, the meaning of preservation in this context, as informed by case law, is taken to be the avoidance of harm.

There is no statutory duty relating to the special historic interest or setting of registered parks and gardens within the Planning Act.

National Policy

National Planning Policy Framework (NPPF) 2021

The National Planning Policy Framework (NPPF) was first introduced in March 2012 and has subsequently been republished as revised in December 2016 and 2018, February / June 2019 and July 2021. The new NPPF provides a full statement of the Government's planning policies.

Chapter 16 Conserving and enhancing the historic environment, sets out the Government's policies regarding planning and the historic environment.

Paragraph 194 requires the significance of the heritage assets, which may be affected by the proposals to be described as part of any submission, ideally as part of a Heritage Statement report. The level of detail should be proportionate to the importance of the assets and sufficient to understand the potential impact of the proposals on their significance.

Paragraph 195 sets out that local planning authorities should also identify and assess the particular significance of heritage assets that may be affected by proposals. They should take this assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 197 states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of all heritage assets and putting them into viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 199 further outlines that local planning authorities should give great weight to the asset's conservation when considering the impact on a proposed development on the significance of a designated heritage asset. The more important the heritage asset, the greater the weight should be.

Annex 2 of the NPPF defined "conservation" as:

"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."

Paragraph 200 specifies that any harm to, or loss of, significance of a designated heritage asset should require clear and convincing justification.

Paragraph 201 outlines that local planning authorities should refuse consent where a proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 202 concerns proposals which will lead to less than substantial harm to the significance of a designated heritage asset. Here harm should be weighed against the public benefits, including securing the optimum viable use.

Paragraph 206 states that proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated

favourably. It outlines that local planning authorities should also look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance.

Local Development Plan

The development plan for Waverley Borough Council comprises their Local Plan (adopted 23rd April 2002), the emerging new Local Plan Part 1 (Strategic Policies and Sites) (adopted in February 2018) and Part 2 (Site Allocation and Development Management) (being consulted on until 12th November 2021) as well as the Farnham Neighbourhood Plan 2020. Together, these documents provide local guidance with regard to development affecting heritage assets and should accord with the statutory duties and the general principles outlined in the Framework.

Local Plan (2002)

Waverley Borough Council's Local Plan was adopted on 23rd April 2002. From 28th September 2007 some of the policies ceased to have effect following a Direction by the Secretary of State under Paragraph 1(3) of Schedule to the Planning and Compulsory Purchase Act 2004. In addition, from 20th February 2018, on the adoption of Local Plan Part 1 (Strategic Policies and Sites) some of the policies were not retained and therefore are no longer in effect. However, those relating to the historic environment, contained in Chapter 5 – Historic Environment, are still in effect and those relevant to this application are outlined below.

Policy HE2 – Buildings of Local Architectural or Historic Interest states,

“The Council will identify buildings of local architectural or historic interest and safeguard the important contribution they make to the character of the Borough.”

Policy HE3 – Development Affecting Listed Buildings or their Setting, states

“Where development is proposed that will affect a listed or a locally listed building or its setting, high design standards will be sought to ensure that the new development is appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing. Proposals will not be permitted if they would harm the building or its setting.”

Policy HE5 – Alterations or Extension of Listed or Locally Listed Buildings, states

“Proposals to alter or extend listed or locally listed buildings, including curtilage buildings, must be based upon full information about the special interest of the building and applicants must show why works which would affect the character of a listed building are desirable or necessary. The Council will seek high design standards in order to ensure that the special architectural or historic interest of the building is preserved or enhanced and that all new work is appropriate to its character in terms of siting, style, scale, height, massing, colour, materials, archaeological features and detailing. Alterations, including internal alterations, and additions will not be permitted if they adversely affect the character of the building, its setting, or any features of special architectural or historic interest which it possesses.

Where permitted alterations and extensions would involve any loss of historic fabric, the Council may require a record to be made, before works commence, by persons experienced in assessing historic buildings.

Consent to demolish objects or structures within the curtilage of a listed building will not be granted without conclusive evidence that the object or structure is incapable of repair for beneficial use or enjoyment, or is not of special architectural or historic interest as a structure ancillary to the principal listed building.”

Local Plan Part 1 (Strategic Policies and Sites) (2018)

The Local Plan Part 1 (Strategic Policies and Sites) sets out the Council’s spatial framework for delivering the development and change needed to realise their vision for development in Waverley up to 2032. It was formally adopted on 20th February 2018. Chapter 15 – Heritage Assets concerns the historic environment.

Policy HA1 – Protection of Heritage Assets, states

“The Council will ensure that the significance of the heritage assets within the Borough are conserved or enhanced to ensure the continued protection and enjoyment of the historic environment by:

- 1. Safeguarding and managing Waverley’s rich and diverse heritage. This includes all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy.*
- 2. Understanding and respecting the significance of the assets.”*

Farnham Neighbourhood Plan 2020

The Farnham Neighbourhood Plan was made in 2020 and provides specific policies relevant to the Neighbourhood Plan Area.

Policy FNP1 – Design of New Development and Conservation, states:

“New development in accordance with the Neighbourhood Plan will be permitted where it:

a) Is designed to a high quality which responds to the heritage and distinctive character of the individual area of Farnham in which it is located, as defined on Maps B(i) and B(ii) – Conservation Areas and Character Areas, by way of:

- i. height, scale, density, layout, orientation, design and materials of buildings,*
- ii. boundary treatment,*
- iii the scale, design and materials of the public realm (highways, footways, open space and landscape);*

b) Follows guidance in the Farnham Design Statement and the Surrey Hills AONB Management Plan;

c) Protects and enhances heritage assets and their setting;

d) Respects the natural contours of a site and protects and sensitively incorporates natural features such as trees, hedges and ponds within the site;

- e) Is well integrated into the landscape by existing and new landscape buffers;*
- f) Will not be at an unacceptable risk of flooding itself, and will not result in any increased risk of flooding elsewhere; and*
- g) Will not result in unacceptable levels of light, noise, air or water pollution.”*

Policy FNP2 – Farnham Town Centre Conservation Area and its setting, states:

“New development within the Farnham Town Centre Conservation Area, as defined on Map B(i), and its setting will be permitted where it:

- a) Is designed to a high quality and preserves and enhances the character of the conservation area and its setting;*
- b) Retains those buildings and other features, including trees, which make a significant contribution to the character of the conservation area;*
- c) Protects open spaces and views important to the character and setting of the area;*
- d) Maintains alleyways or passages and yards and incorporates them into new development;*
- e) Follows guidance set out the Farnham Town Centre Conservation Area Appraisal and Management Plan;*
- f) Where appropriate, makes provision for the enhancement measures included within Farnham Town Centre Conservation Area Management Plan and the Farnham Design Statement; and*
- g) Does not lead to substantial harm to or total loss of significance of a designated heritage asset.”*

Other Material Considerations

National Planning Practice Guidance (NPPG) 2019

National Planning Practice Guidance was first issued in 2014 by the Government as a web resource, including a category on conserving and enhancing the historic environment. This is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF. It has been updated as a living document and web resource, most recently in July 2019.

Department of Culture, Media and Sport Circular: Principles of Selection for Listing Buildings 2018

The Principles of Selection for listing buildings sets out the general criteria for assessing the special interest of a building in paragraph 16, as below:

“Architectural Interest. To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to

nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;

Historic Interest. To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."

When making a listing decision, paragraph 17 sets out that the Secretary of State may also take into account:

"Group value: The extent to which the exterior of the building contributes to the architectural or historic interest of any group of buildings of which it forms part, generally known as group value. The Secretary of State will take this into account particularly where buildings comprise an important architectural or historic unity or a fine example of planning (e.g. squares, terraces or model villages) or where there is a historical functional relationship between the buildings. Sometimes group value will be achieved through a co-location of diverse buildings of different types and dates.

Fixtures and features of a building and curtilage buildings: The desirability of preserving, on the grounds of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building.

The character or appearance of conservation areas: In accordance with the terms of section 72 of the 1990 Act, when making listing decisions in respect of a building in a conservation area, the Secretary of State will pay special attention to the desirability of preserving or enhancing the character or appearance of that area."

General principles for selection are also set out in this advice, in paragraphs 18-23. These include: Age and rarity; Buildings less than 30 years old; Aesthetic merits; Selectivity; and National interest, although State of repair will not usually be a relevant consideration.

In addition to the criteria and general principles set out in the guidance, a number of Selection Guides for different building types have been published by Historic England, first in 2011 and then later updated. These Selection Guides provide further information regarding each building type, and demonstrate what features are considered significant and likely to make a building of special architectural or historic interest when assessing each building type. The relevant Listing Selection Guide for this property and Site is Domestic 2: Townhouses.

Historic England: Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015

GPA Note 2 provides information to assist in implementing historic environment policy in the National Planning Policy Framework (Framework) and the related guidance given in the National Planning Practice Guidance (NPPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

It provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment:

- 1." Understand the significance of the affected assets;*
- 2. Understand the impact of the proposal on that significance;*
- 3. Avoid, minimise and mitigate impact in a way that meets the objectives of the Framework;*
- 4. Look for opportunities to better reveal or enhance significance;*
- 5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change;*
- 6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected."*

With regard to design and local distinctiveness, advice sets out that both the NPPF (section 7) and NPPG (section ID26) contain detail on why good design is important and how it can be achieved. In terms of the historic environment, some or all of the following factors may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- The history of the place.
- The relationship of the proposal to its specific site.
- The significance of nearby assets and the contribution of their setting, recognising that this is a dynamic concept.
- The general character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape, the grain of the surroundings, which includes, for example the street pattern and plot size.
- The size and density of the proposal related to that of the existing and neighbouring uses.
- Landmarks and other built or landscape features which are key to a sense of place.
- The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces.
- The topography.
- Views into, through and from the site and its surroundings.
- Landscape design.
- The current and historic uses in the area and the urban grain.
- The quality of the materials

Historic England Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets 2017 (2nd Edition)

GPA Note 3 provides information to assist in implementing historic environment policy with regard to the managing change within the setting of heritage assets. This also provides a toolkit for assessing the implications of development proposals affecting setting. A series of stages are recommended for assessment, these are:

- Step 1: identifying the heritage assets affected and their settings
- Step 2: assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
- Step 3: assessing the effect of the proposed development
- Step 4: maximising enhancement and minimising harm
- Step 5: making and documenting the decision and monitoring outcomes.

This advice note not only updates the first edition but also replaced the Historic England guidance document “Seeing the History in the View: A Method for Assessing Heritage Significance within Views” from 2011, in particular in the light of recent planning cases and to provide further advice on views. It looks to reiterate existing advice that the heritage interest in views is a matter of the contribution of views to the significance of heritage assets, which aligns views in these terms closely with setting. It is also sought to underline the importance of consideration of views under Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment, 2013), while highlighting the distinction between analysis of setting and landscape analysis.

Historic England: Advice Note 1: Conservation Area Designation, Appraisal and Management 2019

This advice document sets out a series of conservation principals and guidance regarding the management of conservation areas. It outlines the fundamentals of designation, and, importantly, puts in place processes for character appraisals which may be used to manage development in the area moving forward. It sets an over-arching objective for character appraisals as documents which understand and articulate why the area is special and what elements within the area contribute to this special quality and which don't. Having done this, it outlines an approach to assessments of special interest which uses desk and field-based inquiry.

Historic England: Advice Note 2: Making Changes to Heritage Assets 2016

This document provides general advice according to different categories of intervention in heritage assets, including repair, restoration, addition and alteration, as well as on works for research alone, based on the following types of heritage asset: buildings and other structures; standing remains including earthworks; buried remains and marine sites; and larger heritage assets including conservation areas, landscapes, including parks and gardens, and World Heritage Sites. It is intended to be useful to owners, developers, local planning authorities and others in considering works to all heritage assets.

Historic England: Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets 2019

This advice note provides guidance with regard to the NPPF requirement for applicants for heritage and other consents to describe heritage significance, to help local planning authorities make decisions on the impact of proposals for change to heritage assets. It explores the assessment of heritage significance as part of a stage approach to decision-making, in which assessing significance precedes designing the proposals. It also describes the relationship with archaeological desk-based assessments and field evaluations, as well as Design & Access Statements.

Historic England, Conservation Principles: Policies and Guidance, 2008

This guidance document sets out Historic England's approach to making decisions and offering guidance about all aspects of England's historic environment. The contribution of elements of a heritage asset or within its setting to its significance may be assessed in terms of its "heritage values":

- *"Evidential Value: the potential of a place to yield evidence about past human activity.*
- *Historical Value: the ways in which past people, events and aspects of life can be connected through a place to the present.*
- *Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal Value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.' (Paras. 30-60)".*

Farnham Conservation Area Appraisal (2005)

The Farnham Town Centre Conservation Area Appraisal was adopted as a Supplementary Planning Document (SPD) on 22nd February 2005. This document identifies those qualities of the conservation area that should be preserved and enhanced, as well as including proposals for improvement.

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